E DIV: LOT 53 LAKE VIEW S/D.

315-302, 785-1638, DC 960-2331

PERRERA KAREN F
4914 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

00-00-00-13181-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

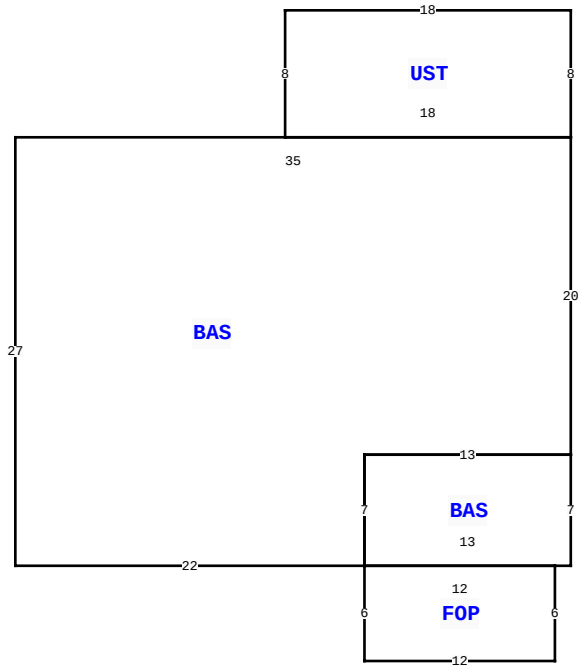
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	91	100		91	4,433
BAS	854	100		854	41,605
FOP	72	30		22	1,072
UST	144	45		65	3,167
TOTALS	1,161			1,032	50,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,032	65.7446	74.95	77,348	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 945 HX Base Yr



613 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	50,276
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	5,700
TOTAL MARKET VALUE	57,076
SOH/AGL Deduction	0
ASSESSED VALUE	57,076
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,076
TOTAL JUST VALUE	57,076
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1815	3/05/2019	WD	Q	I	01	30,000
GRANTOR: AUGUSTIN FERNANDEZ						
GRANTEE: KAREN F PERRERA						
1323/0853	10/05/2016	WD	U	I	37	25,000
GRANTOR: COLUMBIA INVESTMENT P						
GRANTEE: AUGUSTIN FERNANDEZ						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N8 W18 S8 E18$BAS= W35 S27 E22 FOP= S6 E12 N6 W12$ BAS= E13 N7 W13 S7$ N7 E13 N20$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,100

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		*RSF	-350.00	120.00	6,000.00	SF		1.00	1.00	1.00	0.95	0.95	5,700							

REVIEW DATE 10/21/2016 BY DF Total Acres: 0.14 Total Land Value: 5,700 Market: 0 Agricultural: 0 Common: 5,700 PRINTED 05/08/2026 BY SYS