E DIV: LOT 9 BLOCK 1 OAK PARK S/
431-382, 659-36, 843-60, QC 1163

ROSARIO AMARILIS
12105 STILL MEADOW DR
CLERMONT, FL 34711

2027

00-00-00-13397-000

BUILDING CHARACTERISTICS

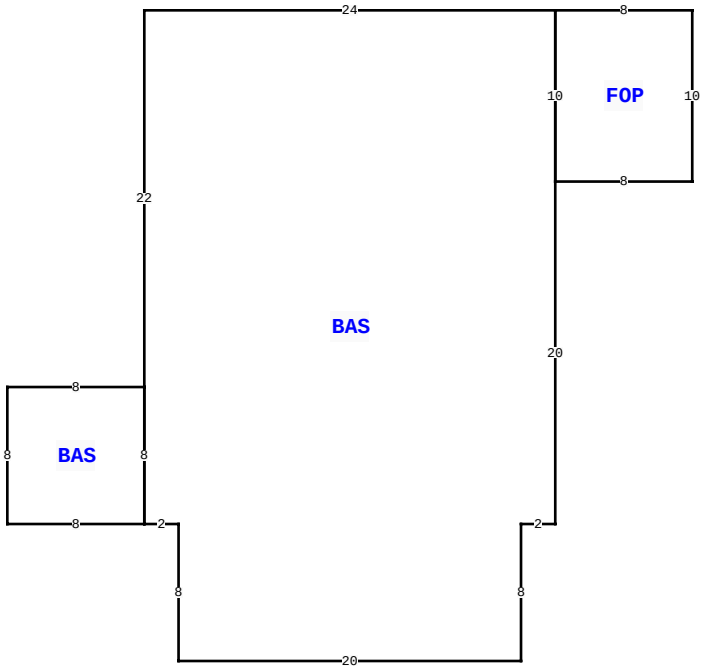
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.170 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	64	100		64	6,128
BAS	880	100		880	84,261
FOP	80	30		24	2,298
TOTALS	1,024			968	92,687

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	968	133.9200	147.31	142,596	1925	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 944 HX Base Yr 2026



695 SE PUTNAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		92,687
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		9,490
TOTAL MARKET VALUE		102,377
SOH/AGL Deduction		0
ASSESSED VALUE		102,377
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,966
TOTAL JUST VALUE		102,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1234	MAINT/ALTR	100	03/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/2212	6/07/2024	WD	U	I	41	149,000
GRANTOR: MCDANIEL ERIC E						
GRANTEE: ROSARIO AMARILIS						
1424/1820	11/20/2020	WD	Q	I	01	20,000
GRANTOR: WILBUR & HARRIET W NI						
GRANTEE: ERIC E & KAREN L MC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S22 BAS= W8 S8 E8 N8$ S8 E2 S8 E20 N8 E2 N20 FOP= E8 N10 W8 S10$ N10$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	100		*RSF	-357.00	111.00	6,327.00	SF		1.00	1.00	1.00	1.50	1.50	9,490							

REVIEW DATE 09/16/2024 BY TP Total Acres: 0.15 Total Land Value: 9,490 Market: 0 Agricultural: 0 Common: 9,490 PRINTED 11/17/2026 BY SYS