S DIV: LOT 4 OLIVIA ADDITION.
353-145, 658-658, 729-534, 742-2

TILLMAN JOSHLYN T
392 SE CASTILLO TERR
LAKE CITY, FL 32025

**2026**

**00-00-00-13466-000**

## BUILDING CHARACTERISTICS

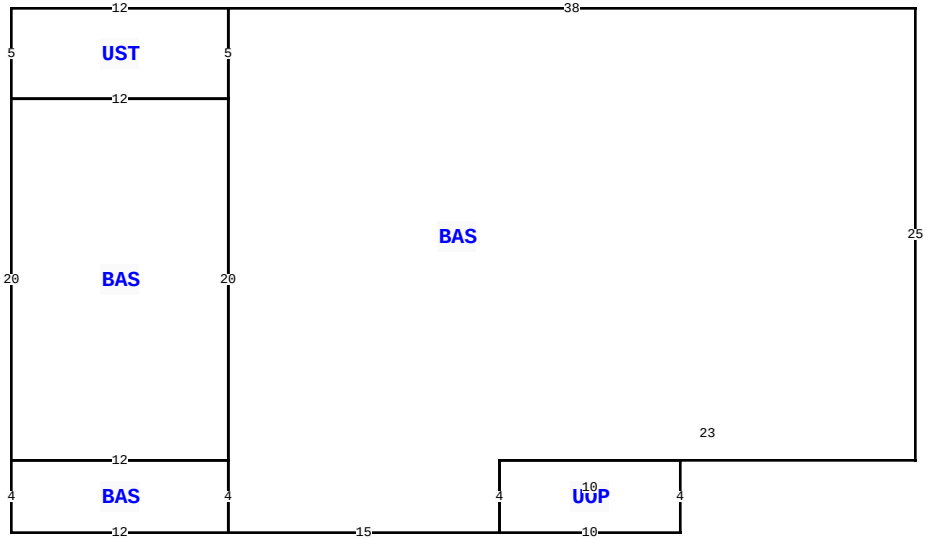
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 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 07 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 48 | 100 | | 48 | 4,289 |
| BAS | 240 | 100 | | 240 | 21,442 |
| BAS | 1,010 | 100 | | 1,010 | 90,236 |
| UOP | 40 | 20 | | 8 | 715 |
| UST | 60 | 45 | | 27 | 2,412 |
| TOTALS | 1,398 | | | 1,333 | 119,094 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,333 | 122.7200 | 137.45 | 183,221 | 1958 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 1298 HX Base Yr 2007




392 SE CASTILLO TER, LAKE CITY

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

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 30 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1998 | 1998 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 119,094 |
| TOTAL MARKET OB/XF VALUE | | 430 |
| TOTAL LAND VALUE - MARKET | | 6,830 |
| TOTAL MARKET VALUE | | 126,354 |
| SOH/AGL Deduction | | 48,829 |
| ASSESSED VALUE | | 77,525 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 26,114 |
| TOTAL JUST VALUE | | 126,354 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 126,354 |

SALE:2:1: LOT 4 OLIVIA ADDITION

SALE:1:1: LOT 4 ALIVIA ADDITION $.70 STAMPS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045056 | Solar Power Syste | 50,000 | 07/27/2022 |
| 543 | MAINT/ALTR | 0 | 06/10/2016 |
| 3694 | ADDN SFR | 125 | 04/19/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1104/2109 | 12/07/2006 | WD | Q | I | | 95,000 |
| GRANTOR: GERALD KOON | | | | | | |
| GRANTEE: JOSHLYN T TILLMAN | | | | | | |
| 1039/2297 | 3/03/2005 | WD | Q | I | 06 | 100 |
| GRANTOR: ANGELA KOON | | | | | | |
| GRANTEE: GERALD KOON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W38 UST= W12 S5 E12 N5$S5 BAS= W12 S20 E12 N20$ S20 BAS= W12 S4 E12 N4$ S4 E15 UOP= E10 N4 W10 S4$N4 E23 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 430

| 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-3 | 0.00 | 0.00 | 7,190.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 6,830 | | | | | | | |

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.17 Total Land Value: 6,830 Market: 0 Agricultural: 0 Common: 6,830 PRINTED 06/22/2026 BY SYS