S DIV: LOT 12 OLIVIA ADDITION. A LOT 12, RUN S 19 FT, W'LY 180.5 OF SAID LOT, E 180.5 FT TO POB.

CORTAZAR ROBERTO ANGEL RUIZ
1236 SW SUNVIEW ST
FORT WHITE, FL 32038

2026

00-00-00-13474-000

BUILDING CHARACTERISTICS

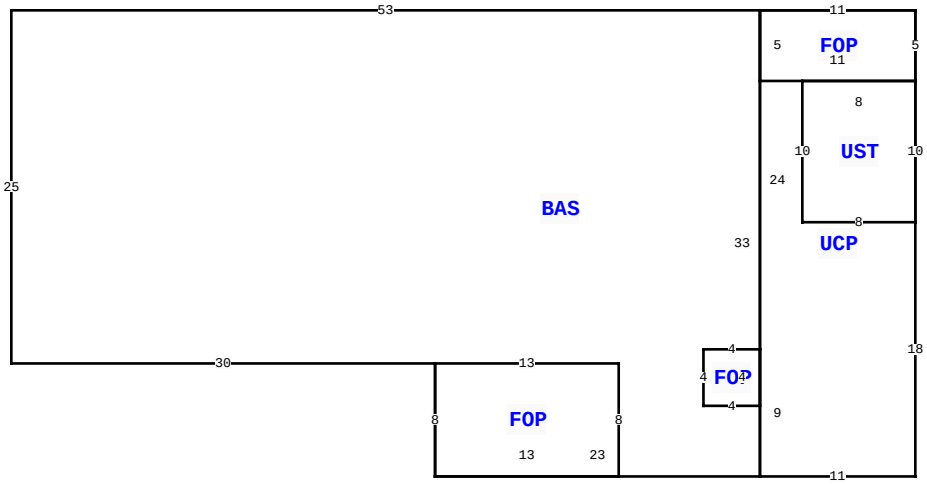
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,509	100		1,509	130,945
FOP	16	30		5	434
FOP	55	30		16	1,389
FOP	104	30		31	2,690
UCP	363	20		73	6,335
UST	80	45		36	3,124
TOTALS	2,127			1,670	144,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,670	112.7000	126.22	210,787	1958	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2023 Heated Area: 1509 HX Base Yr



483 SE CASTILLO TER, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0294	SHED WOOD/	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	144,916
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	9,186
TOTAL MARKET VALUE	154,702
SOH/AGL Deduction	0
ASSESSED VALUE	154,702
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	154,702
TOTAL JUST VALUE	154,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2139	5/26/2022	WD	Q	I	01	146,400
GRANTOR: COURSON JERRY W						
GRANTEE: CORTAZAR ROBERTO AN						
1262/0206	9/26/2013	WD	U	I	12	29,000
GRANTOR: SUNSTATE FEDERAL CRED						
GRANTEE: JERRY W & TARA O CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W53 S25 E30 S8 E23 N33 $
UCP=[ORIG=0,33] E11 N18 N10 N5 W11 S24 S9 $
FOP=[ORIG=-23,25] E13 S8 W13 N8 $
UST=[ORIG=11,15] N10 W8 S10 E8 $
FOP=[ORIG=11,5] N5 W11 S5 E11 $
FOP=[ORIG=0,24] W4 S4 E4 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 600

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-3	0.00	0.00	9,670.00	SF		1.00	1.00	1.00	0.95	0.95	9,186							

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.22 Total Land Value: 9,186 Market: 0 Agricultural: 0 Common: 9,186 PRINTED 06/23/2026 BY SYS