LOT 2 LEEWOOD VILLAGE.

WD 1145-1018, WD 1184-1056, QC 1

NATER CAMARI
367 SE PERRY AVE
LAKE CITY, FL 32025

**2027**

**00-00-00-13653-002**

## BUILDING CHARACTERISTICS

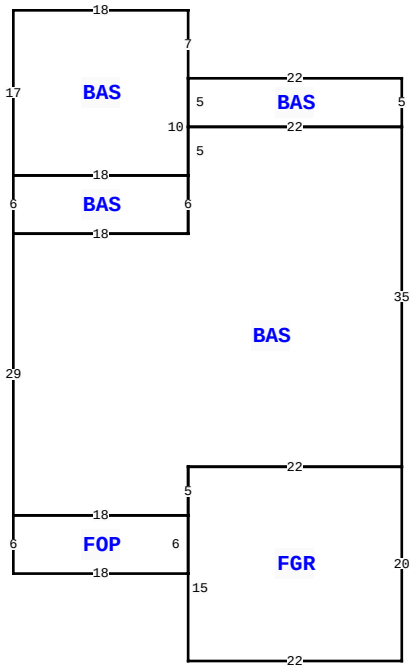
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 90 |
| Exterior Wall | 19 | COMMON BRK 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 870317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 108 | 100 | | 108 | 11,161 |
| BAS | 110 | 100 | | 110 | 11,368 |
| BAS | 306 | 100 | | 306 | 31,623 |
| BAS | 1,292 | 100 | | 1,292 | 133,520 |
| FGR | 440 | 55 | | 242 | 25,009 |
| FOP | 108 | 30 | | 32 | 3,307 |
| TOTALS | 2,364 | | | 2,090 | 215,988 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,090 | 113.1900 | 124.51 | 260,226 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1816 HX Base Yr 2016




367 SE PERRY AVE, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 215,988 |
| TOTAL MARKET OB/XF VALUE | 3,194 |
| TOTAL LAND VALUE - MARKET | 11,088 |
| TOTAL MARKET VALUE | 230,270 |
| SOH/AGL Deduction | 62,687 |
| ASSESSED VALUE | 167,583 |
| TOTAL EXEMPTION VALUE | HX HB DX 56,411 |
| BASE TAXABLE VALUE | 111,172 |
| TOTAL JUST VALUE | 230,270 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 234,190 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2024 | ADDN SFR | 45 | 02/16/2011 |
| 510 | SFR | 454 | 01/22/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1308/1565 | 12/31/2015 | WD | U | I | 30 | 125,000 |
| GRANTOR: CARLOS NATER-MARRERO | | | | | | |
| GRANTEE: CAMARI NATER | | | | | | |
| 1285/0960 | 11/25/2014 | WD | U | I | 30 | 100 |
| GRANTOR: CARLOS NATER-MARRERO | | | | | | |
| GRANTEE: CARLOS NATER-MARRER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 S5 BAS= W18 S6 E18 N6$ S6 W18 S29 FOP= S6 E18 N6 W18$ E18 FGR= S15 E22 N20 W22 S5$ N5 E22 N35$ BAS= N5 W22 N7 W18 S17 E18 N10$ S5 E22$.

## 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 | 598.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 1,794 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 400 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 600 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,194

| 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 | 11,087.78 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 11,088 | | | | | | | |

REVIEW DATE 10/11/2016 BY DF Total Acres: 0.25 Total Land Value: 11,088 Market: 0 Agricultural: 0 Common: 11,088 PRINTED 11/17/2026 BY SYS