S DIV: LOT 12 BLOCK D CANOVA S/D
DB 37-521, 884-1126 THRU 1128, 8

VALENZUELA ARMANDO J/VALENZUELA AILEEN O
491 SE CAMP ST
LAKE CITY, FL 32025

2027

00-00-00-13711-003

BUILDING CHARACTERISTICS

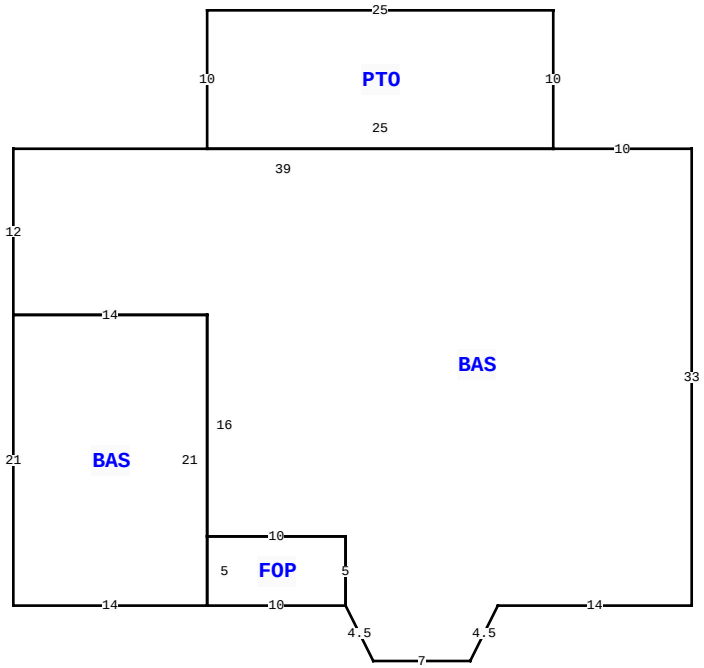
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	294	100		294	31,707
BAS	1,309	100		1,309	141,175
FOP	50	30		15	1,618
PTO	250	5		12	1,294
TOTALS	1,903			1,630	175,794

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	124.9500	137.44	224,027	2004	2004	0	0	0	21.53	78.47

1 SINGLE FAM 100% - 2017 Heated Area: 1603 HX Base Yr 2017



491 SE CAMP ST, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	100	0	0	328.00	UT	3.00	3.00	100	2004	2004	3	100	984	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,794
TOTAL MARKET OB/XF VALUE		1,184
TOTAL LAND VALUE - MARKET		11,484
TOTAL MARKET VALUE		188,462
SOH/AGL Deduction		58,401
ASSESSED VALUE		130,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,650
TOTAL JUST VALUE		188,462
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,660

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2763	SFR	63	05/11/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1092/1205	8/08/2006	WD	Q	I		149,000
GRANTOR: JACK N III & CRYSTAL						
GRANTEE: ARMANDO & AILEEN VA						
1017/0200	5/28/2004	WD	Q	I		81,000
GRANTOR: COLUMBIA COUNTY HOUSI						
GRANTEE: JACK N III & CRYSTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N10 W25 S10 E25$ W39 S12 BAS= S21 E14 N21 W14$ E14 S16 FOP= S5 E10 N5 W10$ E10 S5 R2 D4 E7 U4 R2 E14 N33$.

LAND DESCRIPTION

TOTAL OB/XF 1,184

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			70.00	105.00	7,350.00	SF		1.00	1.00	1.25	1.25	1.56	11,484							

REVIEW DATE 10/11/2016 BY DF Total Acres: 0.17 Total Land Value: 11,484 Market: 0 Agricultural: 0 Common: 11,484 PRINTED 11/17/2026 BY SYS