S DIV: E1/2 OF LOT 1 BLOCK A CHA
E1/2 OF LOTS 5 & 6, C.H. WAY'S S

PETRENA DAVID MICHAEL
109 SW FABIAN WAY
LAKE CITY, FL 32024

2027

00-00-00-13785-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

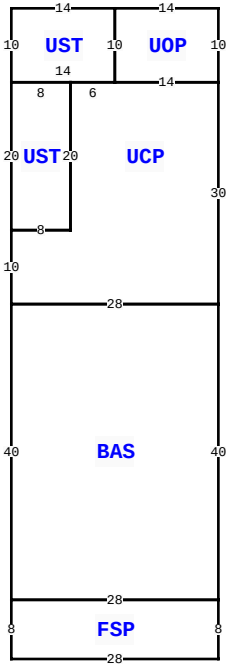
NEIGHBORHOOD/LOC 32317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	82,053
FSP	224	40		90	6,594
UCP	680	20		136	9,964
UOP	140	20		28	2,051
UST	140	45		63	4,616
UST	160	45		72	5,275
TOTALS	2,464			1,509	110,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,509	102.4650	112.71	170,079	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1120 HX Base Yr



199 SE CAMP ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,551
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	13,734
TOTAL MARKET VALUE	124,285
SOH/AGL Deduction	0
ASSESSED VALUE	124,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,285
TOTAL JUST VALUE	124,285
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0132		8,000	04/10/2026
2026	ADDN SFR	79	02/04/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/857	2/09/2026	LE	U	I	14	100
GRANTOR: PETRENA DAVID MICHAEL						
GRANTEE: PETRENA DAVID MICHA						
1437/2482	5/17/2021	QC	U	I	11	100
GRANTOR: PETRENA DONALD H						
GRANTEE: PETRENA DAVID MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N10 W14 S10 E14$ UCP= W14 UST= N10 W14 S10 E14$ W6 UST= W8 S20 E8 N20$ S20 W8 S10 BAS= S40 FSP= S8 E28 N8 W28$ E28 N40 W28$ E28 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	3,750.00	SF		1.00	1.00	1.25	1.25	1.56	5,859							
2	0000	C	VAC RES	0		*RSF	-360.00	105.00	6,300.00	SF		1.00	1.00	1.00	1.25	1.25	7,875							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.23 Total Land Value: 13,734 Market: 0 Agricultural: 0 Common: 13,734 PRINTED 11/17/2026 BY SYS