S DIV: E1/2 OF LOT 1 BLOCK G CHA
337-463, 675-795, 687-641, 716-3

BANTIGUE PEDRO CRUZ
196 SE BROWN ST
LAKE CITY, FL 32025

2027

00-00-00-13812-000

BUILDING CHARACTERISTICS

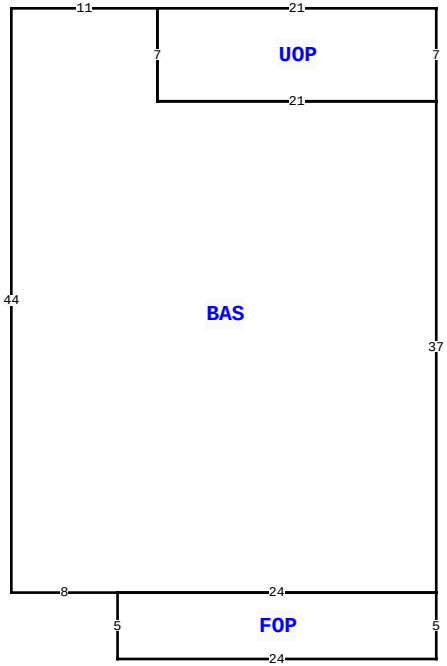
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,261	100		1,261	81,793
FOP	120	30		36	2,335
UOP	147	20		29	1,881
TOTALS	1,528			1,326	86,009

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,326	90.7200	99.79	132,322	1930	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1261 HX Base Yr 2026



196 SE BROWN ST, 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	86,009
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	5,250
TOTAL MARKET VALUE	92,759
SOH/AGL Deduction	0
ASSESSED VALUE	92,759
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	41,348
TOTAL JUST VALUE	92,759
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	94,328

BLDG:1:1: DOR 1998

LAND:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
362	GARAGE	0	07/03/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1534/401	2/19/2025	WD	U	I	37	50,000
GRANTOR: DENINA JUSITH SANTOS						
GRANTEE: BANTIGUE PEDRO CRUZ						
1443/1720	7/16/2021	QC	U	I	11	100
GRANTOR: DENINA DELORES S						
GRANTEE: DENINA JUSITH SANTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N7 W11 S44 E8 FOP= S5 E24 N5 W24$ E24 N37 UOP= N7 W21 S7 E21$.

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	500	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	-352.00	80.00	4,200.00	SF		1.00	1.00	1.00	1.25	1.25	5,250							

REVIEW DATE 09/24/2025 BY ME Total Acres: 0.10 Total Land Value: 5,250 Market: 0 Agricultural: 0 Common: 5,250 PRINTED 11/17/2026 BY SYS