COMM AT SW COR OF BLK C CASTLE H
80.50 FT FOR POB, CONT N 75.29 F
TO W R/W OF CASTLE HGHTS DR S AL

RIVERA ROBERTO/RIVERA GLORILUZ
1326 SW CASTLE HEIGHTS TER
LAKE CITY, FL 32025

2026

00-00-00-14297-001

BUILDING CHARACTERISTICS

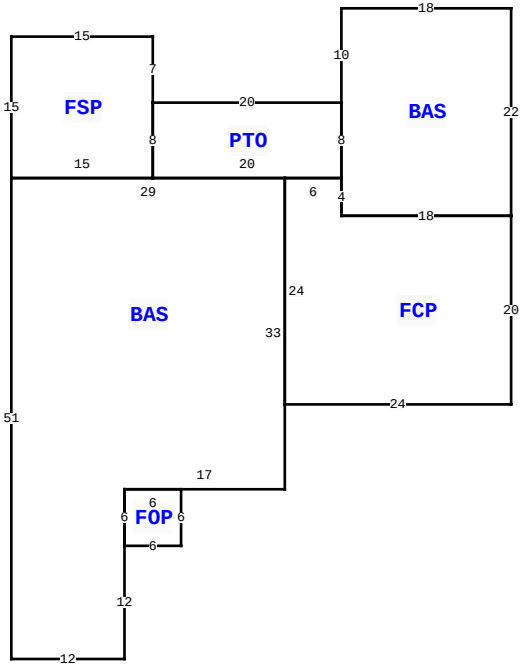
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	07	07
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	396	100		396	45,402
BAS	1,173	100		1,173	134,487
FCP	504	25		126	14,446
FOP	36	30		11	1,261
FSP	225	40		90	10,319
PTO	160	5		8	917
TOTALS	2,494			1,804	206,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,804	129.5800	145.13	261,815	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2026 Heated Area: 1569 HX Base Yr 2026



1326 SW CASTLE HEIGHTS TER, 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
1	0166	CONC,PAVMT	0	100	0	0	887.00	UT	2.00	2.00	100	2004	2004	3	100	1,774	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		206,834
TOTAL MARKET OB/XF VALUE		3,974
TOTAL LAND VALUE - MARKET		16,383
TOTAL MARKET VALUE		227,191
SOH/AGL Deduction		56,007
ASSESSED VALUE		171,184
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		114,773
TOTAL JUST VALUE		227,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2767	SFR	434	09/10/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1528/2793	12/03/2024	WD	Q	I	01	277,500
GRANTOR: HOUK KATHRINE						
GRANTEE: RIVERA ROBERTO						
1463/1163	3/15/2022	LE	U	I	14	100
GRANTOR: KISSABE LAWRENCE BERN						
GRANTEE: KISSABE LAWRENCE BE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S10 PTO= W20 FSP= N7 W15 S15 E15 N8$ S8 E20 N8$ S8
FCP= W6 BAS= W29 S51 E12 N12 FOP= E6 N6 W6 S6$ N6 E17 N33$
S24 E24 N20 W18 N4$ S4 E18 N22$.

LAND DESCRIPTION

TOTAL OB/XF 3,974

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			0.00	0.00	10,485.00	SF		1.00	1.00	1.25	1.25	1.56	16,383							

REVIEW DATE 12/16/2024 BY ME Total Acres: 0.24 Total Land Value: 16,383 Market: 0 Agricultural: 0 Common: 16,383 PRINTED 06/09/2026 BY SYS