

COMM SE COR OF NW1/4 OF SW1/4, E  
FOR POB, CONT N 672 FT, W 324.54  
324.54 FT TO POB. EX COMM SE COR

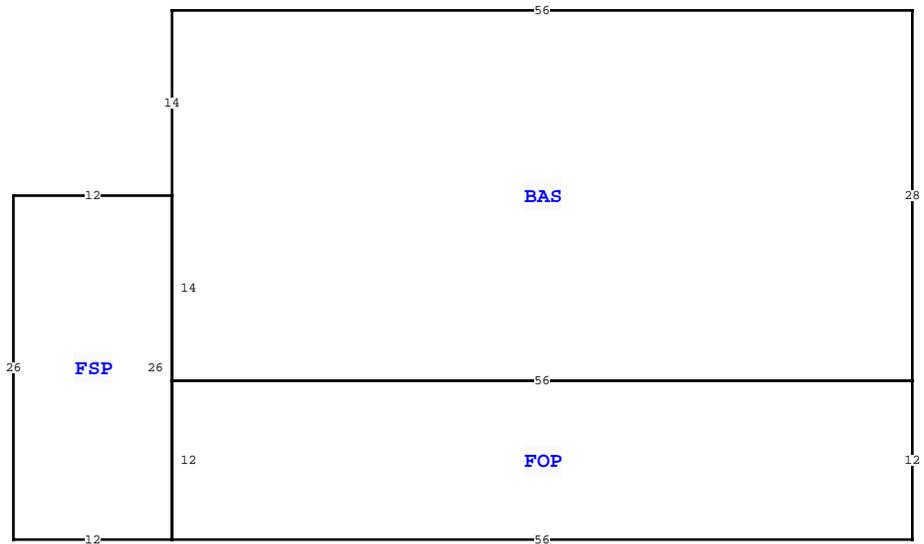
CRUZ VICTOR JR/CRUZ ALEXANDRA R  
103 SW PLACID LN  
LAKE CITY, FL 32024

**2026**

01-4S-15-00312-006  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	01
NEIGHBORHOOD/LOC	1415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,568	100	
FOP	672	30	
FSP	312	40	
TOTALS	2,552		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026		192,191	1997	1997	0	0	35.00	65.00
			Heated Area: 1568				HX Base Yr	2026			



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			124,924	
TOTAL MARKET OB/XF VALUE			8,900	
TOTAL LAND VALUE - MARKET			36,090	
TOTAL MARKET VALUE			169,914	
SOH/AGL Deduction			86,333	
ASSESSED VALUE			83,581	
TOTAL EXEMPTION VALUE	HX HB DX		56,411	
BASE TAXABLE VALUE			27,170	
TOTAL JUST VALUE			169,914	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			202,196	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046631	Roof Replacement	16,800	03/02/2023
15072	M H	125	02/12/1999
12820	SFR	125	07/28/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/669	8/14/2025	WD	Q	I	05	260,000
GRANTOR: SMITH LEE ANN						
GRANTEE: CRUZ VICTOR JR						
1487/1701	4/04/2023	WD	U	I	11	100
GRANTOR: GARDNER FRANCES LYNN						
GRANTEE: SMITH LEE ANN						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
8	0060	CARPORT F	0	100	0	0	1.00	UT	1,600.00	1,600.00	100

TOTAL OB/XF												8,900												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,090							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/07/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W56 S14FSP= W12 S26 E12 N26\$ S14 FOP= S12 E56 N12 W56\$ E56 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF		8,900																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,090							