

BEG AT SW COR OF NW1/4 OF SW1/4,  
 FT, N 374.02 FT, W 537.79 FT TO  
 CONT W 48.21 FT, S 374.02 FT, E

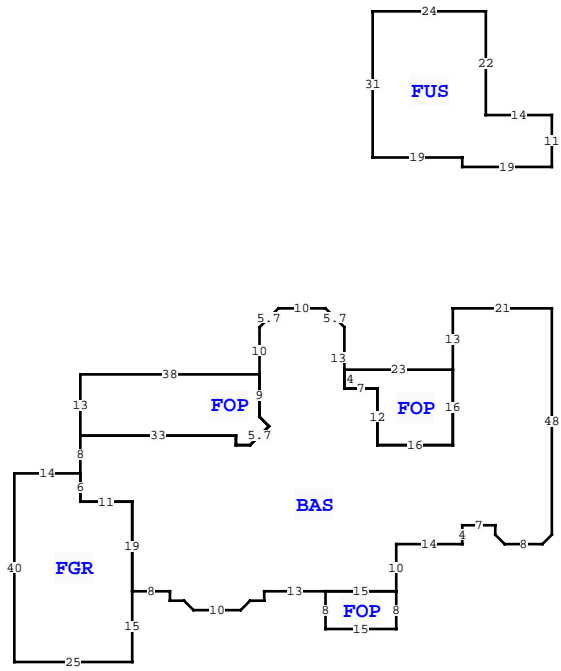
ESCUDERO NICK A/LAZARO SONIA DE LOS ANGELES  
 1005 SW WALTER AVE  
 LAKE CITY, FL 32024

**2026**

01-5S-16-03397-012

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	16	WD FR STUC	70		
Exterior Wall	21	STONE	30		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	12	HARDWOOD	60		
Interior Floor	15	HARDTILE	40		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms	4	100			
Bathrooms	4.5	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	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	1516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,856	100		3,856	386,286
FGR	934	55		514	51,491
FOP	120	30		36	3,606
FOP	284	30		85	8,515
FOP	506	30		152	15,227
FUS	908	100		908	90,962
TOTALS	6,608			5,551	556,088

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,551	122.5256	137.23	761,764	2005	2005	0	0	27.00	73.00
1 SINGLE FAM			100% - 2023	Heated Area: 4764			HX Base Yr 2023				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			556,088
TOTAL MARKET OB/XF VALUE			29,746
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			645,954
SOH/AGL Deduction			22,873
ASSESSED VALUE			623,081
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			571,670
TOTAL JUST VALUE			645,954
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			645,528

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/2148	9/25/2017	WD Q	Q	I	01	535,000
GRANTOR: MARIANNE HAZELITT						
GRANTEE: NICK A ESCDERO & SO						
1318/1677	7/14/2016	WD Q	Q	I	01	525,000
GRANTOR: ISAAC P & EMILY L BRA						
GRANTEE: MARIANNE HAZELITT						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 S13 FOP= W23 S4 E7 S12 E16 N16\$ S16 W16 N12 W7 N13 L4 U4 W10 D4 L4 S10 FOP= W38 S13 E33 S2 E3 R4 U4 U2 L2 N9\$ S9 R2 D2 D4 L4 W3 N2 W33 S8 FGR= W14 S40 E25 N15 N19 W11 N6\$ S6 E11 S19 E8 S2 E3 R2 D2 E10 U2 R2 E3 N2 E13 FOP= S8 E15 N8 W15\$ E15 N10 E14 N4 E7 S2 R2 D2 E8 U2 R2 N48\$ PTR= N30 FUS= N11 W14 N22 W24 S31 E19 S2 E19\$ S30\$.	

EXTRA FEATURES																
L N	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	0020	BARN, FR	0	100	12	16	192.00	UT	15.00	100	2009	2009	3	100	2,880	
2	0251	LEAN TO W/	0	100	4	12	48.00	UT	4.00	100	2009	2009	3	100	192	
3	0166	CONC, PAVMT	0	100	0	0	8,337.00	UT	2.00	100	2009	2009	3	100	16,674	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2012	2012	3	100	2,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	500	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	1,800	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2026	2025		95	5,700	
TOTAL OB/XF															29,746	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							