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

2027

01-5S-16-03397-012

BUILDING CHARACTERISTICS

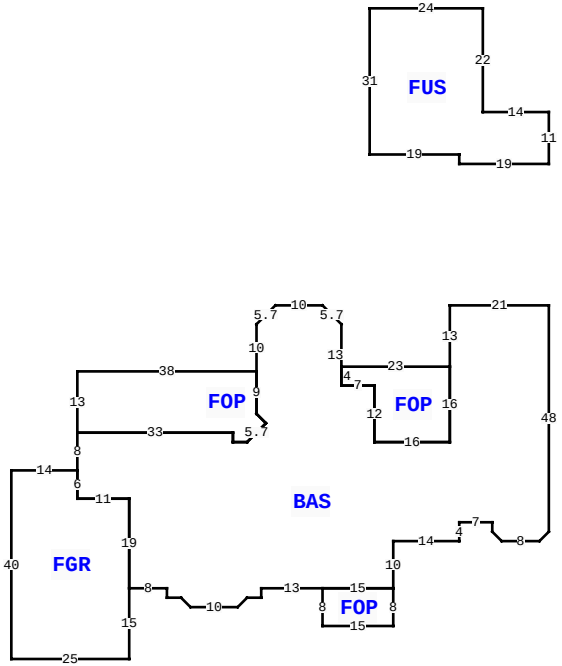
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	379,390
FGR	934	55		514	50,572
FOP	120	30		36	3,542
FOP	284	30		85	8,363
FOP	506	30		152	14,956
FUS	908	100		908	89,337
TOTALS	6,608			5,551	546,160

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	134.78	748,164	2005	2005	0	0	0	27.00	73.00

1 SINGLE FAM 100% - 2023 Heated Area: 4764 HX Base Yr 2023



1005 SW WALTER AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		546,160
TOTAL MARKET OB/XF VALUE		29,746
TOTAL LAND VALUE - MARKET		60,120
TOTAL MARKET VALUE		636,026
SOH/AGL Deduction		0
ASSESSED VALUE		636,026
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		584,615
TOTAL JUST VALUE		636,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		645,954

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	I	01	535,000
GRANTOR: MARIANNE HAZELITT						
GRANTEE: NICK A ESCDERO & SO						
1318/1677	7/14/2016	WD	Q	I	01	525,000
GRANTOR: ISAAC P & EMILY L BRA						
GRANTEE: MARIANNE HAZELITT						

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

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

LAND DESCRIPTION

TOTAL OB/XF 29,746

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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							

REVIEW DATE 01/09/2026 BY KS Total Acres: 5.01 Total Land Value: 60,120 Market: 0 Agricultural: 0 Common: 60,120 PRINTED 11/17/2026 BY SYS