

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	3,856	100	
FGR	934	55	
FOP	120	30	
FOP	284	30	
FOP	506	30	
FUS	908	100	
TOTALS	6,608		

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%	- 2023								
Heated Area: 4764						HX Base Yr 2023					
TOTALS	6,608			5,551	566,016						

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	566,016		
TOTAL MARKET OB/XF VALUE	29,746		
TOTAL LAND VALUE - MARKET	60,120		
TOTAL MARKET VALUE	655,882		
SOH/AGL Deduction	32,801		
ASSESSED VALUE	623,081		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	571,670		
TOTAL JUST VALUE	655,882		
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	DPHT 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							