COMM SW COR OF N1/2 OF NW1/4
OF NW1/4, RUN N 315 FT FOR
POB, E 210 FT, S 105 FT, W 210

**BOCANEGRA VICTOR**
371 SW WALTER AVE
LAKE CITY, FL 32024

**2026**

**01-5S-16-03400-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

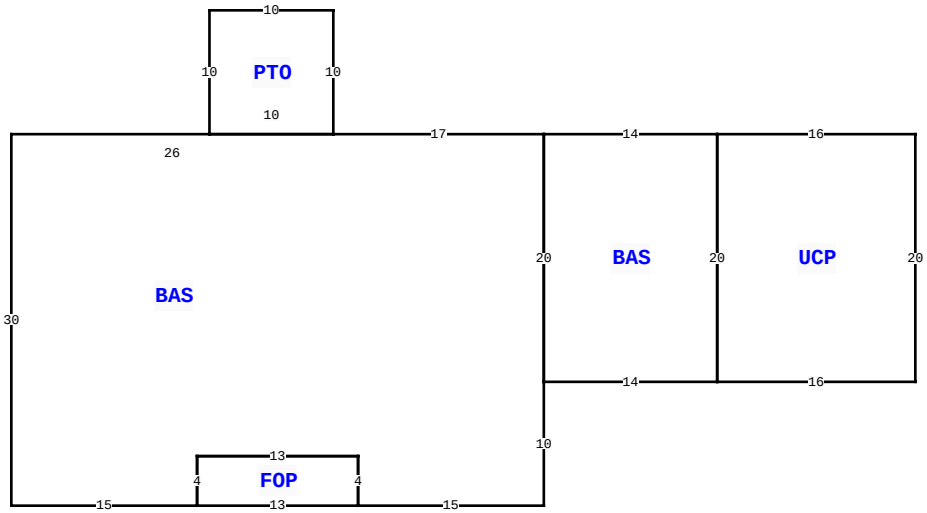
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 05 | 05 |
| 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 | 280 | 100 | | 280 | 27,290 |
| BAS | 1,238 | 100 | | 1,238 | 120,659 |
| FOP | 52 | 30 | | 16 | 1,559 |
| PTO | 100 | 5 | | 5 | 488 |
| UCP | 320 | 20 | | 64 | 6,238 |
| TOTALS | 1,990 | | | 1,603 | 156,232 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,603 | 116.0280 | 129.95 | 208,310 | 2000 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

2 SINGLE FAM 100% - 2017 Heated Area: 1518 HX Base Yr 2017




371 SW WALTER AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/25/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 156,232 |
| TOTAL MARKET OB/XF VALUE | | 7,235 |
| TOTAL LAND VALUE - MARKET | | 13,125 |
| TOTAL MARKET VALUE | | 176,592 |
| SOH/AGL Deduction | | 53,917 |
| ASSESSED VALUE | | 122,675 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 71,264 |
| TOTAL JUST VALUE | | 176,592 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 178,676 |

XFOB:1:1: HOMETTE M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16938 | SFR | 210 | 05/09/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1309/2237 | 2/16/2016 | WD | Q | I | 01 | 124,000 |
| GRANTOR: GEORGINA LEON CASTREJ | | | | | | |
| GRANTEE: VICTOR BOCANEGRA | | | | | | |
| 1302/2361 | 10/15/2015 | WD | U | I | 11 | 100 |
| GRANTOR: BANK OF AMERICA NA | | | | | | |
| GRANTEE: GINA LEON CASTREJON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 PTO= N10 W10 S10 E10$ W26 S30 E15 FOP= E13 N4 W13 S4$ N4 E13 S4 E15 N10 BAS= E14 UCP= E16 N20 W16 S20$ N20 W14 S20$ N20$ .

## 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 | 1,200.00 | UT | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 100 | 2,400 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 247.00 | UT | 13.50 | 13.50 | 100 | 2008 | 2008 | 3 | 100 | 3,335 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 1,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,235

| 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 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.75 | 15,000.00 | 26,250.00 | 13,125 | | | | | | | |

REVIEW DATE 09/05/2019 BY KR Total Acres: 0.50 Total Land Value: 13,125 Market: 0 Agricultural: 0 Common: 13,125 PRINTED 03/24/2026 BY SYS