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

2027

01-5S-16-03400-001

BUILDING CHARACTERISTICS

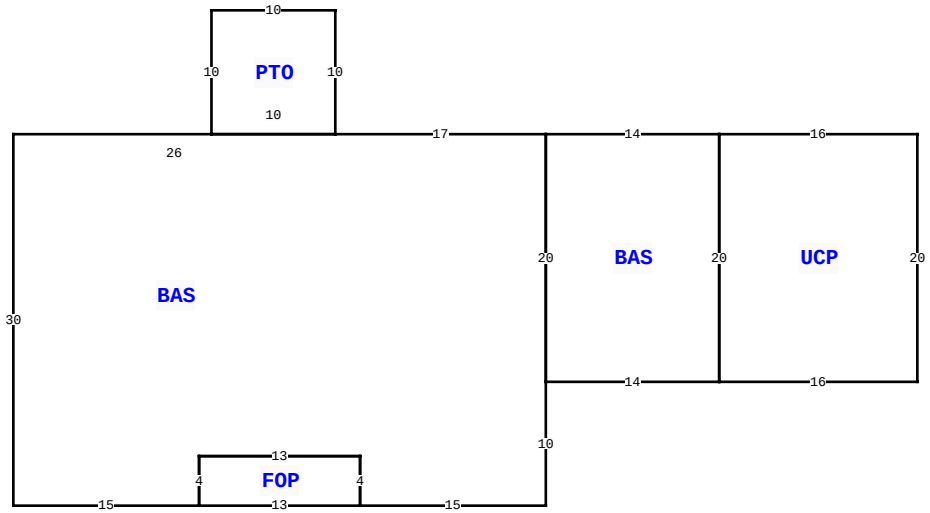
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	26,802
BAS	1,238	100		1,238	118,505
FOP	52	30		16	1,532
PTO	100	5		5	479
UCP	320	20		64	6,126
TOTALS	1,990			1,603	153,443

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	127.63	204,591	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	04/15/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,443
TOTAL MARKET OB/XF VALUE	7,235
TOTAL LAND VALUE - MARKET	14,000
TOTAL MARKET VALUE	174,678
SOH/AGL Deduction	48,323
ASSESSED VALUE	126,355
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	74,944
TOTAL JUST VALUE	174,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,467

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$.

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	16,000.00	28,000.00	14,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 0.50 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS