COMM 453.6 FT S OF NW COR OF NW1
POB, RUN E 210 FT, S 210 FT, W 2
TO POB.

CANZANO KYLE
405 SW WALTER AVE
LAKE CITY, FL 32024

2026

01-5S-16-03400-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

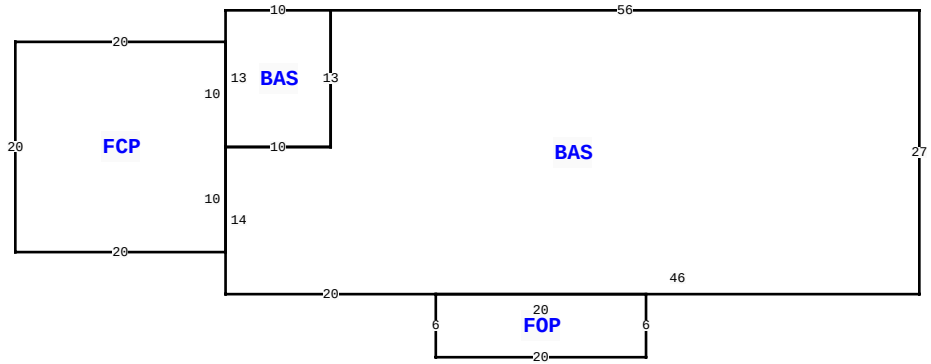
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	130	100		130	15,819
BAS	1,652	100		1,652	201,025
FCP	400	25		100	12,169
FOP	120	30		36	4,380
TOTALS	2,302			1,918	233,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	114.3630	128.09	245,677	1975	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1782 HX Base Yr 2024



405 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		233,393
TOTAL MARKET OB/XF VALUE		1,915
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		253,308
SOH/AGL Deduction		0
ASSESSED VALUE		253,308
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		196,897
TOTAL JUST VALUE		253,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1459/205	1/31/2022	WD	Q	I	01	269,900
GRANTOR: FIORENZA CHARLES						
GRANTEE: CANZANO KYLE						
1316/2461	6/13/2016	WD	Q	I	01	128,500
GRANTOR: ABRAM B HUBER						
GRANTEE: CHARLES & ALICIA FI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S13 W10 S14 E20 E46 N27 $
FCP=[ORIG=-66,13] N10 W20 S20 E20 N10 $
BAS=[ORIG=-56,0] W10 S13 E10 N13 $
FOP=[ORIG=-46,27] S6 E20 N6 W20 $
.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	14	20	280.00	UT	7.50	7.50	75	1993	1993	3	75	1,575	

LAND DESCRIPTION

TOTAL OB/XF 1,915

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/14/2022 BY CP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 03/24/2026 BY SYS