LOT 9 RIVERS MANOR S/D UNIT 1.
730-381, 772-213, WD 1049-1873,

SOTO GUADALUPE G
50 RUTH AVE S
LEHIGH ACRES, FL 33976

2027

01-5S-16-03401-109

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

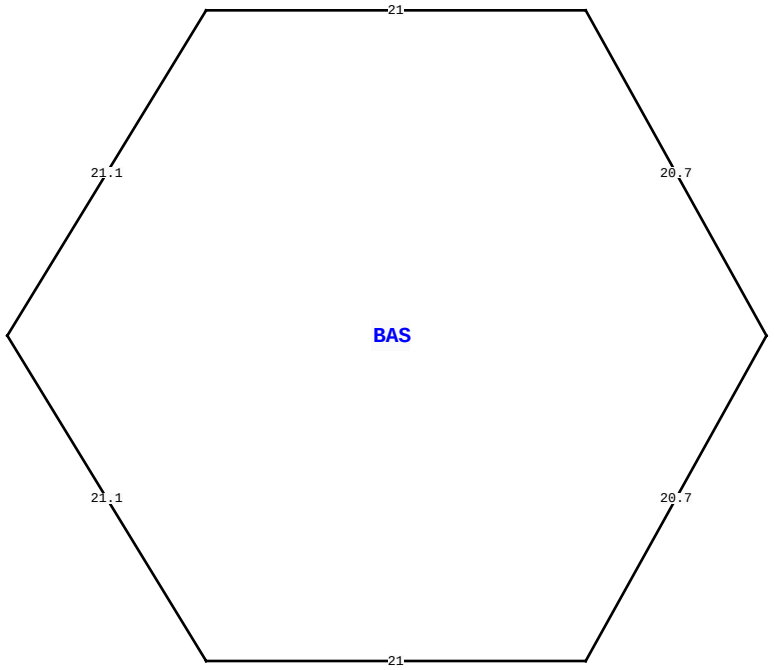
DOR CODE: 0100 SINGLE FAMILY
MAP NUM:
MKT AREA: 01
NEIGHBORHOOD/LOC: 1516.0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100		1,134	149,274
TOTALS	1,134			1,134	149,274

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,134	124.6560	137.12	155,494	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 1134 HX Base Yr 2023



926 SW LITTLE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0258	PATIO	0	100	0	0	378.00	UT	2.00	2.00	100	2022	2021		100	756	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		149,274
TOTAL MARKET OB/XF VALUE		7,756
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		212,030
SOH/AGL Deduction		7,865
ASSESSED VALUE		204,165
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		97,754
TOTAL JUST VALUE		212,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,741

XFOB:1:1: ARILINGTON MH

LAND:1:1: 4.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39967	SFR	0	06/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1908	2/08/2019	WD	Q	I	01	39,000
GRANTOR: JAMES A AVERY						
GRANTEE: GUADALUPE G SOTO						
1330/0651	1/30/2017	WD	Q	I	01	39,500
GRANTOR: RIMROCK DEVELOPMENT						
GRANTEE: JAMES A AVERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-30,-20] D18L11 D18R11 E21 U18R10 U18L10 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,756

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	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 01/14/2026 BY JB Total Acres: 4.01 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS