COMM NE COR, RUN S 1657.55 FT, W
POB, CONT W 663.10 FT, S 474.06
472.87 FT TO POB.

RUFFO JEFFERY LYNN/BENNETT MAGGIE LOPEZ
664 SW WALTER AVE
LAKE CITY, FL 32024

2026

02-5S-16-03413-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

223 SW LAGUNA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,000
TOTAL LAND VALUE - MARKET	72,200
TOTAL MARKET VALUE	75,200
SOH/AGL Deduction	0
ASSESSED VALUE	75,200
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,200
TOTAL JUST VALUE	75,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	67,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1545/2704	7/31/2025	WD	Q	I	05	638,000
GRANTOR: KAUTZ MICHAEL L						
GRANTEE: RUFFO JEFFERY LYNN						
921/232	2/23/2001	WD	Q	V	01	35,000
GRANTOR: PARNELL WALLTER A JR						
GRANTEE: KAUTZ MICHAEL L						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	7.22	AC		1.00	1.00	1.00	10,000.00	10,000.00	72,200							

REVIEW DATE 10/17/2025 BY TP Total Acres: 7.22 Total Land Value: 72,200 Market: 0 Agricultural: 0 Common: 72,200 PRINTED 05/12/2026 BY SYS