S1/2 OF S1/2 OF NE1/4 OF NE1/4 E
ORB 437-459, 442-721, 622-82, 77

FATZINGER CARL WARREN/FATZINGER JERRY SUE
506 SW WALTER AVE
LAKE CITY, FL 32024

2027

02-5S-16-03425-002

BUILDING CHARACTERISTICS

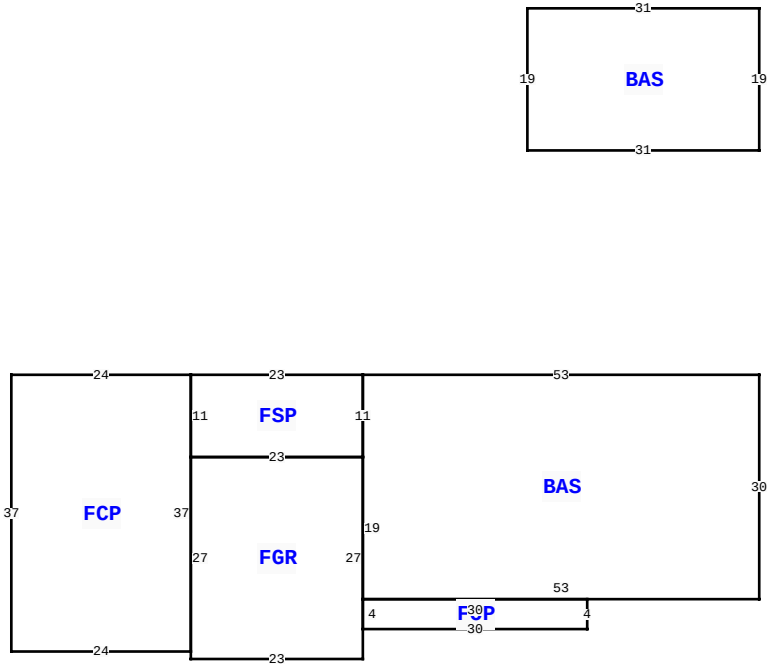
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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
BAS	589	100		589	42,420
BAS	1,590	100		1,590	114,512
FCP	888	25		222	15,989
FGR	621	55		342	24,631
FOP	120	30		36	2,593
FSP	253	40		101	7,274
TOTALS	4,061			2,880	207,418

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,880	100.7276	110.80	319,104	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2179 HX Base Yr



506 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0070	CARPORT UF	0	100	26	41	1,066.00	UT	3.00	3.00	70	1993	1993	3	70	2,239	
2	0252	LEAN-TO W/	0	100	15	20	300.00	UT	2.00	2.00	70	1993	1993	3	70	420	
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		207,418
TOTAL MARKET OB/XF VALUE		3,359
TOTAL LAND VALUE - MARKET		92,150
TOTAL MARKET VALUE		222,713
SOH/AGL Deduction		94,898
ASSESSED VALUE		127,815
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,404
TOTAL JUST VALUE		302,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,689

PRCL:0:1: 911 ADDRESS CHANGE ONLY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7413	ADDN SFR	12,000	07/26/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0622/0082	4/16/1987	QC	U	I		10,000

GRANTOR: FATZINGER LINDA

GRANTEE: FATZINGER CARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W53 FSP= W23 FCP= W24 S37 E24 N37$ S11 E23 N11$ S11 FGR= W23 S27 E23 N27$ S19FOP= S4 E30 N4 W30$ E53 N30$ PTR=N30 BAS= N19 W31 S19 E31$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,359

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	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	8.70	AC		1.00	1.00	1.00	280.00	280.00	2,436							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.70	AC		1.00	1.00	1.00	9,500.00	9,500.00	82,650							

REVIEW DATE 02/17/2026 BY AJ Total Acres: 9.70 Total Land Value: 11,936 Market: 82,650 Agricultural: 2,436 Common: 9,500 PRINTED 11/17/2026 BY SYS