

COMM SW COR OF N1/2 OF N1/2 OF S  
 RUN E 243 FT, N 190.10 FT, E 401  
 CONT N 143.22 FT, E 630.36 FT TO

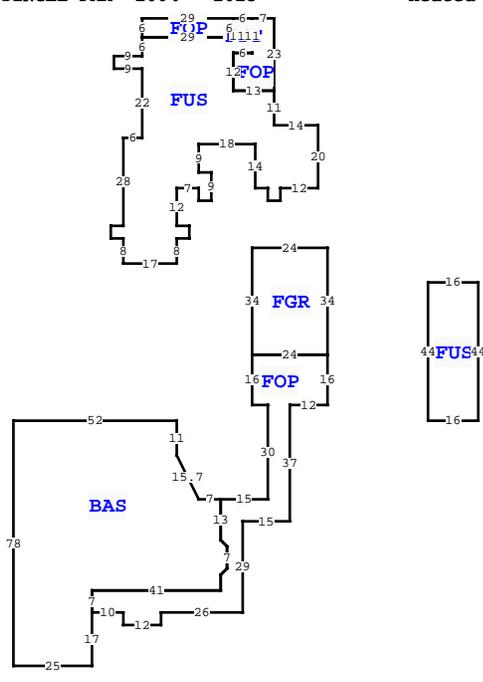
FIORENZA RONALD/FIORENZA BROOKE  
 558 SW WALTER AVE  
 LAKE CITY, FL 32024

**2026**

02-5S-16-03425-014  


ELEMENT		CD	BUILDING CHARACTERISTICS		
			CONSTRUCTION		
Exterior Wall	12	CEDAR	50		
Exterior Wall	21	STONE	50		
Roof Structure	08	IRREGULAR 100			
Roof Cover	09	CEDAR SHAK 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	15	HARDTILE 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		5 100			
Frame	02	WOOD FRAME 100			
Stories		2. 2. 100			
Architectural Units	05	CONV 100			
		0 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
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	3,881	100		3,881	227,736
FGR	816	55		449	26,347
FOP	174	30		52	3,051
FOP	233	30		70	4,107
FOP	1,268	30		380	22,298
FST	66	55		36	2,112
FUS	704	100		704	41,311
FUS	2,447	100		2,447	143,589
TOTALS	9,589			8,019	470,552

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	8,019	135.4605	154.42	1,238,294	2003	2003	40	0	22.00	38.00
2 SINGLE FAM 100% - 2013 Heated Area: 7032 HX Base Yr 2013											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	470,552		
TOTAL MARKET OB/XF VALUE	600		
TOTAL LAND VALUE - MARKET	28,840		
TOTAL MARKET VALUE	499,992		
SOH/AGL Deduction	153,105		
ASSESSED VALUE	346,887		
TOTAL EXEMPTION VALUE	HX HB SX 101,411		
BASE TAXABLE VALUE	245,476		
TOTAL JUST VALUE	499,992		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	500,841		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20980	GARAGE	295	08/14/2003
20979	SFR	1,036	08/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0669/0553	12/01/1988	WD	Q	I		68,500
GRANTOR: PERRY FREDERICK						
GRANTEE: FIORENZA RONALD &						
0652/0121	5/05/1988	WD	Q	V		7,000
GRANTOR: CAPELL ROBERT W &						
GRANTEE: PERRY FREDERICK L						

EXTRA FEATURES															
L N	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	0169	FENCE/WOOD	0	100	0	0		0.00	100	2019	2019	3	100	600	

558 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

BUILDING NOTES			

BUILDING DIMENSIONS
BAS= W52 S78 E25 N17 FOP= E10 S4 E12 N4 E26 N29 E15 N37 E12 N16 FGR= N34 W24 S34 E24\$ W24 S16 E5 S30 W15 S13 R2 D2 S7 D2 L2 S5 W41 S7\$ N7 E41 N5 R2 U2 N7 U2 L2 N13 W7 U14 L7 N11\$ PTR= N50 FUS= N8 E4 N4 W4 N12 E7 S4 E4 N9 W4 N9 E18 S14 E4 S4 E4 N4 E12 N20 W14 N11 FOP= N23 W7 S11 W6 S12 E13\$ W13 N12 FST= E6 N11 W6 S11\$ N5 FOP= N6 W29 S6 E29\$ W29 S6 W9 S4 E9 S22 W6 S28 W4 S4 E4 S8 E17\$ S50\$ PTR= E80 FUS= E16 N44 W16 S44\$ W80\$.

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	2.06	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,840							