LOT 7 SUZANNE S/D UNIT 2.

752-1029, 811-2114, 812-2405, WD

FLORES GERARDO
139 SE RACHEL WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-041

BUILDING CHARACTERISTICS

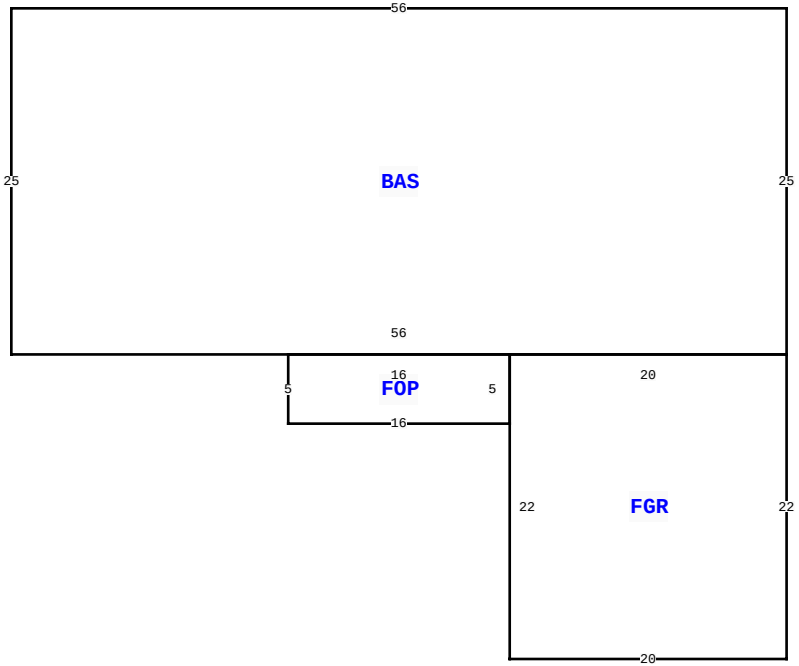
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	179,800
FGR	440	55		242	31,080
FOP	80	30		24	3,083
TOTALS	1,920			1,666	213,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,666	121.6215	133.78	222,877	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 0% - 2025 Heated Area: 1400 HX Base Yr



139 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	0	0	0	580.00	UT	3.00	3.00	100	2022	2021		100	1,740	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	213,962
TOTAL MARKET OB/XF VALUE	1,740
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	238,202
SOH/AGL Deduction	0
ASSESSED VALUE	238,202
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	238,202
TOTAL JUST VALUE	238,202
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	242,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40078	SFR	0	07/01/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/2028	10/21/2021	WD	Q	I	01	275,000
GRANTOR: PFS SOLUTIONS INC						
GRANTEE: FLORES GERARDO						
1407/1004	3/06/2020	WD	U	V	37	8,000
GRANTOR: JOSEPH E & CHARLOTTE						
GRANTEE: PFS SOLUTIONS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=25,13] E56 S25 W56 N25 $
FGR=[ORIG=61,38] E20 S22 W20 N22 $
FOP=[ORIG=45,38] E16 S5 W16 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,740

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/04/2021 BY HC Total Acres: 0.46 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS