

LOT 17 SUZANNE S/D UNIT 5.
ORB 662-147, 687-46, 933-024,
983-2139,

GASPARRINI ROSANNA
170 SW KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-123

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,288	100	
FGR	484	55	
FOP	84	30	
UEP	140	60	
TOTALS	1,996		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2004	128.31	213,380	2003	2003	0	0	33.00	67.00
Heated Area: 1288											
HX Base Yr 2004											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			142,965
TOTAL MARKET OB/XF VALUE			4,758
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			166,223
SOH/AGL Deduction			49,683
ASSESSED VALUE			116,540
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			65,129
TOTAL JUST VALUE			166,223
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			169,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
52164	Roof Replacement	13,000	01/28/2025
20751	SFR	244	05/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0983/2139	5/14/2003	WD Q	Q	V		9,500

GRANTOR: KEITH & BARBARA B LAW
GRANTEE: ROSANNA GASPARRINI

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	0166	CONC,PAVMT	0	100	0	2,379.00	UT	2.00	2.00	100	2003	2003	3	100	4,758	

BUILDING NOTES									
170 SE KIWI WAY, LAKE CITY									

BUILDING DIMENSIONS									
BAS= W16 UEP= N10 W14 S10 E14\$ W26 S32 E14 FOP= S2 E14 N6 W14 S4\$ N4 E14 S4 E14 N10 FGR= E22 N22 W22 S22\$ N22\$.									

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	DPH 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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							