LOT 3 BLOCK C WESTWOOD ACRES S/D
965-521, WD 1121-2693, QC 1308-2

AMPARO EUVARGAIN JR
254 SW RAY TER
LAKE CITY, FL 32024

2027

04-4S-16-02760-000

BUILDING CHARACTERISTICS

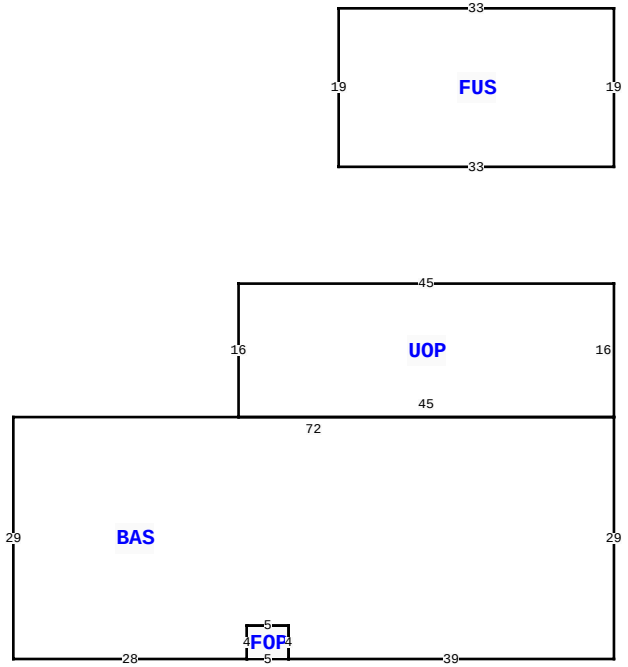
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	171,399
FOP	20	30		6	497
FUS	627	100		627	51,967
UOP	720	20		144	11,935
TOTALS	3,435			2,845	235,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,845	115.9200	127.51	362,766	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 2695 HX Base Yr 2008



254 SW RAY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 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	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
2	0166	CONC,PAVMT	0	100	0	0	1,224.00	UT	3.00	3.00	100	2007	2007	3	100	3,672	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	235,798
TOTAL MARKET OB/XF VALUE	6,872
TOTAL LAND VALUE - MARKET	12,940
TOTAL MARKET VALUE	255,610
SOH/AGL Deduction	93,971
ASSESSED VALUE	161,639
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	110,228
TOTAL JUST VALUE	255,610
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048178	Roof Replacement	25,000	09/18/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1356/0109	3/16/2018	QC	U	I	11	100
GRANTOR: LISA J AMPARO						
GRANTEE: EUVARGAIN AMPARO JR						
1308/2544	1/06/2016	QC	U	I	11	100
GRANTOR: CHARLOTTE AMPARO						
GRANTEE: LISA J & EUVARGAIN						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N16 W45 S16 E45$ BAS= W72 S29 E28 FOP= E5 N4 W5 S4$N4 E5 S4 E39 N29$ PTR=N30 FUS= N19 W33 S19 E33$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 6,872

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	1.11	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,765							
2	9600	C	WASTELAND	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00	175							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 2.11 Total Land Value: 12,940 Market: 0 Agricultural: 0 Common: 12,940 PRINTED 11/17/2026 BY SYS