

COMM SW COR OF SW1/4 OF NW1/4, E  
486.65 FT FOR POB, W 290.37 FT,  
290.37 FT, S 140.09 FT TO POB, E

VARGAS EDGAR  
212 SW LUCKY DR  
LAKE CITY, FL 32024

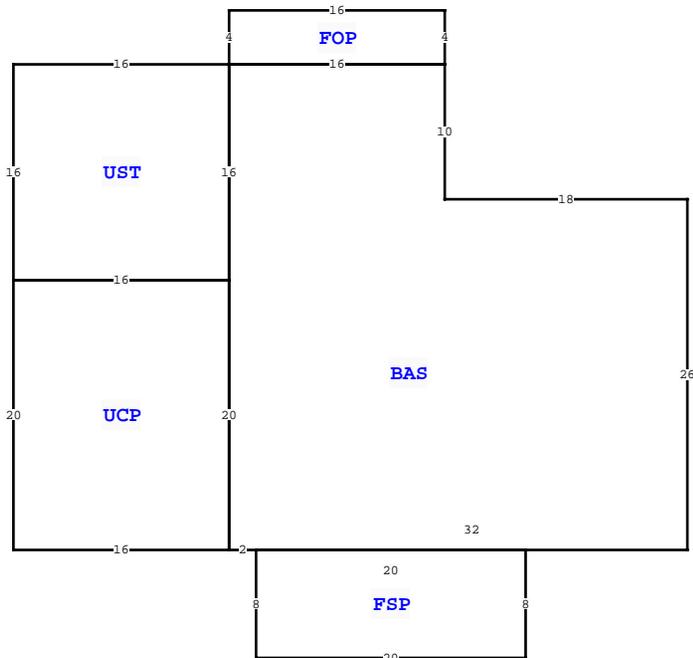
2026

04-4S-16-02772-011



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	06	CUST PANEL	100
Interior Floor	14	CARPET	80
Interior Floor	06	VINYL ASB	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	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	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,044	100	
FOP	64	30	
FSP	160	40	
UCP	320	20	
UST	256	45	
TOTALS	1,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,306	119.0000	135.66	177,172	1973	1973	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 1044 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			115,162
TOTAL MARKET OB/XF VALUE			7,500
TOTAL LAND VALUE - MARKET			12,936
TOTAL MARKET VALUE			135,598
SOH/AGL Deduction			0
ASSESSED VALUE			135,598
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			84,187
TOTAL JUST VALUE			135,598
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			133,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/211	7/01/2025	QC	U	I	11	100
GRANTOR: VARGAS JOSE JUAN						
GRANTEE: VARGAS EDGAR						
1343/1522	9/30/2016	WD	U	I	34	100
GRANTOR: RICHARD L & DULCE GAR						
GRANTEE: JOSE JUAN & MARIA 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	0021	BARN, FR AE	0	100	18	24	1.00	UT	0.00	100	0	0	3	100	1,200	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	1994	1994	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	100	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	
5	0060	CARPOT F	0	100	0	0	1.00	UT	1,200.00	100	2024	2023		100	1,200	
6	0030	BARN, MT	0	100	0	0	1.00	UT	4,800.00	100	2024	2023		100	4,800	

LAND DESCRIPTION												TOTAL OB/XF				7,500								
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		00	0.00	0.00	0.93	AC		1.00	1.00	1.07	13,000.00	13,910.00	12,936							

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W18 N10 FOP= N4 W16 S4 E16\$ W16 UST= W16 S16 E16 N16\$ S16 UCP= W16 S20 E16 N20\$ S20 E2 FSP= S8 E20 N8 W20\$ E32 N26\$.			