LOT 2 MARION PLACE S/D BLOCK A P
975-1573, LE 1050-18, WD 1446-21

RONSONET NORBIE S/RONSONET KELLI K
PO BOX 3694
LAKE CITY, FL 32056

2026

05-4S-17-07610-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

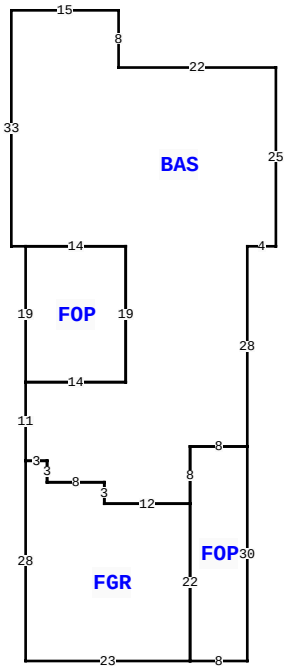
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100		1,789	188,187
FGR	548	55		301	31,662
FOP	240	30		72	7,574
FOP	266	30		80	8,415
TOTALS	2,843			2,242	235,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,242	121.4136	138.41	310,315	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 1789 HX Base Yr 2025



1792 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,839
TOTAL MARKET OB/XF VALUE		732
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		255,071
SOH/AGL Deduction		110,775
ASSESSED VALUE		144,296
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,885
TOTAL JUST VALUE		255,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047905	Roof Replacement	21,295	08/17/2023
1939	SFR	480	10/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/09	5/31/2024	WD	Q	I	01	315,000
GRANTOR: VANN MATTHEW AUSTIN						
GRANTEE: RONSONET NORBIE S						
1446/2196	8/10/2021	WD	U	I	30	100
GRANTOR: VANN SAMUEL P SR						
GRANTEE: VANN MATTHEW AUSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N8 W15 S33 E2 FOP= S19 E14 N19 W14$ E14 S19 W14 S11 FGR= S28 E23 N22 W12 N3 W8 N3 W3$ E3 S3 E8 S3 E12 FOP= S22 E8 N30 W8 S8$ N8 E8 N28 E4 N25$.

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	100	0	0	488.00	UT	1.50	1.50	100	2001	2001	3	100	732	

LAND DESCRIPTION

TOTAL OB/XF 732

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/06/2024 BY ME Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS