LOT 2 MARION PLACE S/D BLOCK B P
934-2086, QCD 1341-1868, LE 1558

DUCHESNE ALEYDA A FERRER
1793 SW PALOMA CT
LAKE CITY, FL 32025

2027

05-4S-17-07610-352

BUILDING CHARACTERISTICS

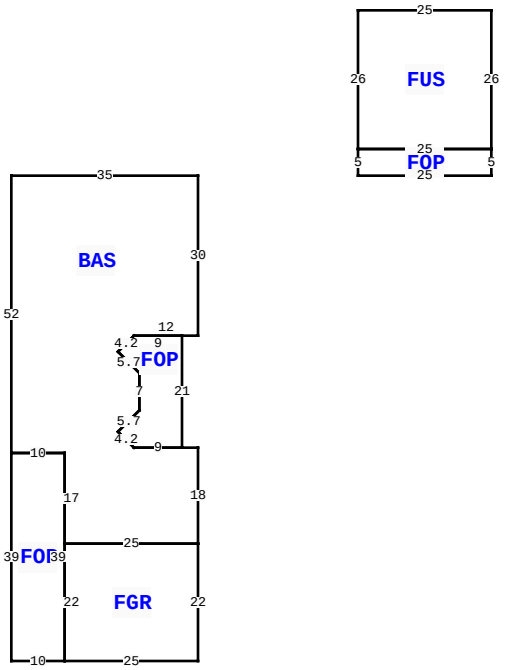
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	14	WD SHINGLE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	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	1,983	100		1,983	199,124
FGR	550	55		302	30,326
FOP	125	30		38	3,816
FOP	199	30		60	6,025
FOP	390	30		117	11,749
FUS	650	100		650	65,271
TOTALS	3,897			3,150	316,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,150	118.5534	130.41	410,792	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2003 Heated Area: 2633 HX Base Yr 2003



1793 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	100	0	0	624.00	UT	2.00	2.00	100	2002	2002	3	100	1,248	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	316,310
TOTAL MARKET OB/XF VALUE	1,248
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	336,058
SOH/AGL Deduction	96,641
ASSESSED VALUE	239,417
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	188,006
TOTAL JUST VALUE	336,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	341,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048234	Roof Replacement	18,000	09/21/2023
2215	SFR	688	09/25/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/552	1/02/2026	LE	U	I	14	100
GRANTOR: DUCHESNE ALEYDA A FER						
GRANTEE: DUCHESNE ALEYDA A F						
1341/1868	7/14/2017	QC	U	I	11	100
GRANTOR: FREDERICK A PARIS						
GRANTEE: ALEYDA A FERRER DUC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S52 FOP= S39 E10 N39 W10$ E10 S17 FGR= S22 E25 N22 W25$ E25 N18 W3 FOP= N21 W9 L3 D3 D4 R4 S7 L4 D4 D3 R3 E9$ W9 L3 U3 U4 R4 N7 L4 U4 U3 R3 E12 N30$ PTR= E30 FOP= E25 N5 FUS= N26 W25 S26 E25 $ W25 S5$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 1,248

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 11/07/2023 BY jerry Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS