

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,713	93.0000	104.16	178,426	1950	1950	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1649 HX Base Yr

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	115,977	
TOTAL MARKET OB/XF VALUE	3,584	
TOTAL LAND VALUE - MARKET	16,000	
TOTAL MARKET VALUE	135,561	
SOH/AGL Deduction	72,747	
ASSESSED VALUE	62,814	
TOTAL EXEMPTION VALUE	HX HB	37,814
BASE TAXABLE VALUE	25,000	
TOTAL JUST VALUE	135,561	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	131,721	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100		1,649	111,644
PTO	55	5		3	203
UOP	84	20		17	1,151
UST	98	45		44	2,979

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1531/52	12/04/2024	LE U	I	I	14	100
GRANTOR: ALDERMAN GEORGE F (EN)						
GRANTEE: ALDERMAN SARAH ELIZ						
0792/1669	7/05/1994	QC Q	I	I	02	0
GRANTOR: JOANN ALDERMAN						
GRANTEE: GEORGE F ALDERMAN						

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	0294	SHED WOOD/	0	100	8	14	1.00	UT	0.00	100	0	0	3	100	150	
2	0166	CONC, PAVMT	0	100	0	0	294.00	UT	2.00	100	1993	1993	3	100	588	
3	0252	LEAN-TO W/	0	100	9	8	72.00	UT	2.00	100	1993	1993	3	100	144	
4	0252	LEAN-TO W/	0	100	13	14	182.00	UT	2.00	100	1993	1993	3	100	364	
5	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	100	1993	1993	3	100	240	
6	0060	CARPORT F	0	100	13	42	546.00	UT	5.00	75	1993	1993	3	75	2,048	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	50	

EXTRA FEATURES		TOTAL OB/XF	
TOTALS	1,886	1,713	115,977

1576 SE VALENCIA DR, LAKE CITY

BLD DATE	LGL DATE
	05/12/2026
XF DATE	LAND DATE
INC DATE	AG DATE

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W13 N4 W25 S17 W8 N10 UST= N7UOP= N6 W14 S6 E14\$ W14 S7 E14\$ W14 S24E34 PTO= S5 E11 N5 W11\$ E11S5 E15 N32\$.						

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	205.00	120.00	16,000.00	SF		1.00	1.00	0.80	1.25	1.00	16,000							