ALL OF THE FOLLOWING AS LIES N O
& W OF I-75: NW 1/4 OF NE1/4 & N
NW1/4, EX APPROX 19.40 AC DESC I

LEYVA ADRIAN BATISTA
6535 KATHERINE RD
WEST PALM BEACH, FL 33413

2027

06-3S-16-02009-001

BUILDING CHARACTERISTICS

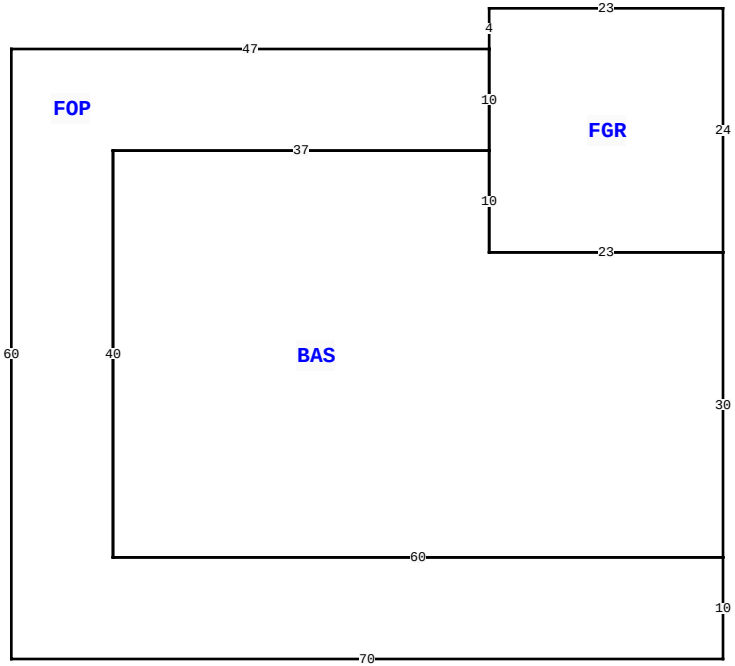
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,170	100		2,170	202,835
FGR	552	55		304	28,416
FOP	1,570	30		471	44,026
TOTALS	4,292			2,945	275,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,945	113.3000	124.63	367,035	1998	2005	0	0	0	25.00	75.00

3 SINGLE FAM 0% - 2026 Heated Area: 2170 HX Base Yr



255 NW SERENE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	2,500	
2	0261	PRCH, UOP	0	0	18	22	396.00	UT	5.50	5.50	100	1993	1993	3	100	2,178	
3	0294	SHED WOOD/	0	0	15	40	600.00	UT	7.50	7.50	100	1993	1993	3	100	4,500	
4	0294	SHED WOOD/	0	0	15	33	495.00	UT	7.50	7.50	100	1993	1993	3	100	3,713	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0294	SHED WOOD/	0	0	40	78	3,120.00	UT	10.00	10.00	60	1993	1993	3	60	18,720	
7	0251	LEAN TO W/	0	0	51	16	816.00	UT	3.00	3.00	100	1993	1993	3	100	2,448	
8	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
9	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	275,276
TOTAL MARKET OB/XF VALUE	43,959
TOTAL LAND VALUE - MARKET	176,120
TOTAL MARKET VALUE	495,355
SOH/AGL Deduction	0
ASSESSED VALUE	495,355
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	495,355
TOTAL JUST VALUE	495,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	500,369

BLDG:1:1: SUMM MH

SALE:1:1: ALSO SEE ORB 833-1202

PRMT:1:1: GRAHAM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054014	Co-Location or Ex	30,000	03/04/2026
000051117	Generator	0	10/16/2024
000047114	Electrical Servic	20,000	05/02/2023
000044392	Communications To	15,000	05/10/2022
13154	SFR	355	10/09/1997
12009	M H	125	01/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/606	8/26/2026	WD	Q	I	01	555,000
GRANTOR: VCP CAPITAL VENTURES						
GRANTEE: LEYVA ADRIAN BATIST						
1564/858	3/24/2026	WD	U	I	11	100
GRANTOR: GRAHAM CHARLES W						
GRANTEE: VCP CAPITAL VENTURE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W47 S60 E70 N10 W60 N40 E37 N10$ FGR= S10 BAS= W37 S40 E60 N30 W23 N10$ S10 E23 N24 W23 S4$.

LAND DESCRIPTION

TOTAL OB/XF 43,959

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,000							
2	9900	C	AC NON-AG	0					24.16	AC		1.00	1.00	1.00	7,000.00	7,000.00	169,120							

REVIEW DATE 01/05/2026 BY TP Total Acres: 25.16 Total Land Value: 176,120 Market: 0 Agricultural: 0 Common: 176,120 PRINTED 11/16/2026 BY SYS