

COMM NW COR OF SW1/4 OF NE1/4, R
E LINE OF A CO RD, S 883 FT, E 2
CONT E 215 FT, S 195 FT TO N R/W

SANTIAGO LUIS RAFAEL CLEMENTE/MARR CLARA RANI
161 SW VERA GLN
LAKE CITY, FL 32024-5285

2026

06-5S-17-09137-003
PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	6517.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	72	100	
BAS	228	100	
BAS	1,100	100	
TOTALS	1,400		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100%	- 2019																				
Heated Area: 1400						HX Base Yr 2019																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/16/2026</td> <td>MLU</td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/16/2026	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/16/2026	MLU																		

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			119,301
TOTAL MARKET OB/XF VALUE			800
TOTAL LAND VALUE - MARKET			23,000
TOTAL MARKET VALUE			143,101
SOH/AGL Deduction			45,843
ASSESSED VALUE			97,258
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			45,847
TOTAL JUST VALUE			143,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			139,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1365/1655	7/27/2018	WD	Q	I	01	106,000
GRANTOR: KENDRA ANN HOLLERN (H)						
GRANTEE: LUIS CLEMETE SANTIA						
1090/0971	7/20/2006	WD	Q	I		108,000
GRANTOR: GEORGE & DONNA CONGI						
GRANTEE: KENDRA A KINTON						

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	0166	CONC,PAVMT	0	100	0	0		0.00	100	1993	1993	3	100	800			
TOTALS												1,400			1,400	119,301	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 BAS= W12 S6 E12 N6\$S6 BAS= W12 S19 E12 N19\$ S19 E44 N25\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							