

COMM NW COR OF SW1/4 OF NE1/4, R
TO E R/W OF RD, S ALONG R/W 836.
RUN E 140 FT, S 143.08 FT W 140

ESCOBAR CAROLINA ZAMORA/LAINEZ-BENITEZ WILLIAM
283 SW AURORA WAY
LAKE CITY, FL 32025

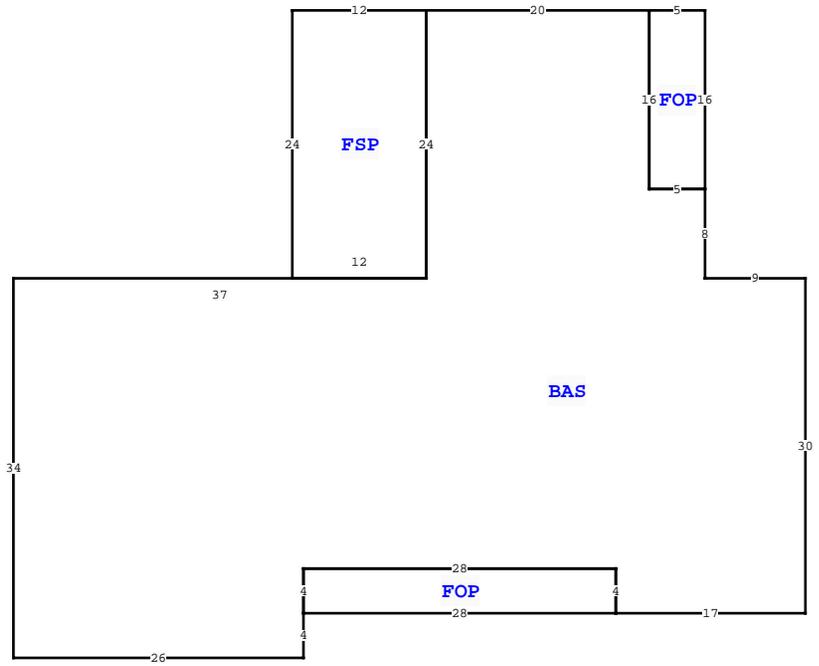
2026

07-4S-17-08109-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	14	CARPET 10
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
Architectural	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 06
NEIGHBORHOOD/LOC	7417.0100	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,642	100
FOP	80	30
FOP	112	30
FSP	288	40
TOTALS	3,122	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,815	105.6960	120.49	339,179	1975	1985		0	0	35.00	65.00
1 SINGLE FAM 100% - 2019 Heated Area: 2642 HX Base Yr 2019												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			220,466
TOTAL MARKET OB/XF VALUE			1,740
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			244,706
SOH/AGL Deduction			95,020
ASSESSED VALUE			149,686
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			98,275
TOTAL JUST VALUE			244,706
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,846
LAND:1:1: 0.50 AC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0775	4/06/2018	WD	Q	I	01	170,000
GRANTOR: MARC A VANN						
GRANTEE: CAROLINA ZAMORA ESC						
1297/0379	6/10/2015	WD	U	I	38	72,000
GRANTOR: KELLY LEE & KILEY STA						
GRANTEE: MARC A VANN						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	1,200
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	240
3	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	200

TOTAL OB/XF												
1,740												
BLD DATE		LGL DATE										
XF DATE		LAND DATE	04/14/2026									
INC DATE		AG DATE	MLU									

BUILDING NOTES									
283 SW AURORA WAY, LAKE CITY									

BUILDING DIMENSIONS									
BAS= W20 FSP= W12 S24 E12 N24\$ S24 W37 S34 E26 N4 FOP= E28 N4 W28 S4\$ N4 E28 S4 E17 N30 W9 N8 FOP= N16 W5 S16 E5\$W5 N16\$.									

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							