LOT 6 HOLLY HILL S/D.

826-313, 894-1194, 923-1722, WD

RUFFO ZACH A/RUFFO KARA L
289 SW DEANNA TER
LAKE CITY, FL 32025

2027

07-4S-17-08111-106

BUILDING CHARACTERISTICS

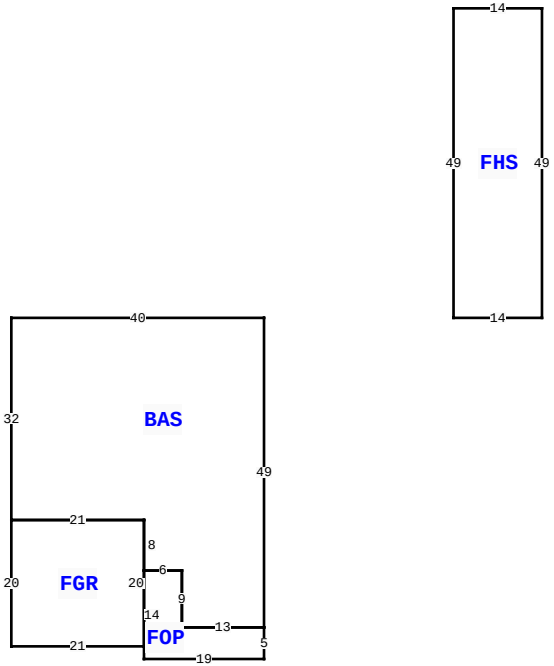
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.0700	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,549	100		1,549	178,334
FGR	420	55		231	26,595
FHS	686	60		412	47,432
FOP	149	30		45	5,181
TOTALS	2,804			2,237	257,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,237	121.7006	133.87	299,467	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2025 Heated Area: 2235 HX Base Yr 2025



289 SW DEANNA TER, 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	24	90	2,160.00	UT	2.00	2.00	100	2011	2011	3	100	4,320	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0118	RET WALLS	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
5	0214	GRN HOUSE	0	100	24	48	1,152.00	UT	5.00	5.00	100	2017	2017	3	100	5,760	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		257,542
TOTAL MARKET OB/XF VALUE		12,380
TOTAL LAND VALUE - MARKET		7,400
TOTAL MARKET VALUE		277,322
SOH/AGL Deduction		0
ASSESSED VALUE		277,322
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,911
TOTAL JUST VALUE		277,322
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,997

LAND:1:3: GRADE AND NOT A GOOD BUILDABLE LOT

LAND:1:2: ADJ: LOT LOW DUE TO IT BEING BELOW ROAD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29223	SFR	585	03/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/1232	4/27/2020	WD	U	I	18	181,000
GRANTOR: THE SECRETARY OF VETE						
GRANTEE: ZACH A RUFFO & KARA						
1404/2698	1/30/2020	WD	U	I	18	100
GRANTOR: ATLANTIC BAY MORTGAGE						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S32 FGR= S20 E21 N20 W21$ E21 S8 FOP= S14 E19 N5 W13 N9 W6$ E6 S9 E13 N49$ PTR= E30 FHS= E14 N49 W14 S49$ W30$.

LAND DESCRIPTION

TOTAL OB/XF 12,380

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.40	18,500.00	7,400.00	7,400							

REVIEW DATE 03/28/2017 BY BC Total Acres: 0.97 Total Land Value: 7,400 Market: 0 Agricultural: 0 Common: 7,400 PRINTED 11/17/2026 BY SYS