COMM NW COR OF NE1/4, RUN S 615.
E 208.71 FT FOR POB, CONT E 293.
S 685.72 FT S LINE OF NW1/4 OF N

JURCZAK PATRYK W/JURCZAK BRITTANY M
1921 SW TOMOKA TER
LAKE CITY, FL 32025

2027

07-4S-17-08154-000

BUILDING CHARACTERISTICS

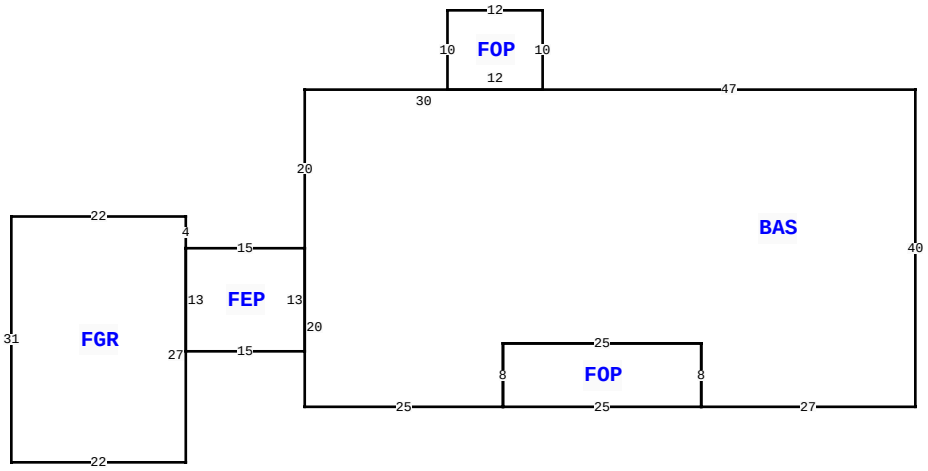
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100		2,880	225,938
FEP	195	80		156	12,238
FGR	682	55		375	29,419
FOP	120	30		36	2,824
FOP	200	30		60	4,707
TOTALS	4,077			3,507	275,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,507	103.7400	114.11	400,184	1978	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 2880 HX Base Yr



1921 SW TOMOKA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0260	PAVEMENT-A	0	0	18	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	275,126
TOTAL MARKET OB/XF VALUE	9,000
TOTAL LAND VALUE - MARKET	55,143
TOTAL MARKET VALUE	339,269
SOH/AGL Deduction	0
ASSESSED VALUE	339,269
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	339,269
TOTAL JUST VALUE	339,269
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	344,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047908	Roof Replacement	19,000	08/17/2023
27582	REMODEL	45	01/21/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/2053	1/29/2025	WD	Q	I	01	430,000
GRANTOR: BOKINSKY CAROLYN						
GRANTEE: JURCZAK PATRYK W						
1444/2764	8/13/2021	LE	U	I	14	100
GRANTOR: HEIMER MURIEL KAY						
GRANTEE: BOKINSKY CAROLYN AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FOP= N10 W12 S10 E12$ W30 S20 FEP= W15 FGR= N4 W22 S31 E22 N27$ S13 E15 N13$ S20 E25 FOP= E25 N8 W25 S8$ N8 E25 S8 E27 N40$.

LAND DESCRIPTION

TOTAL OB/XF 9,000

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		00	0.00	0.00	5.57	AC		1.00	1.00	1.10	9,000.00	9,900.00	55,143							

REVIEW DATE 05/12/2025 BY TP Total Acres: 5.57 Total Land Value: 55,143 Market: 0 Agricultural: 0 Common: 55,143 PRINTED 11/17/2026 BY SYS