W1/2 OF SE1/4 OF SE1/4 OF SE1/4.
480-157, 533-338, 672-382, 694-6

OSORIO JOHNATHAN VASILI
164 SW SAPLING GLN
LAKE CITY, FL 32024

**2027**

**09-5S-16-03502-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 50 |
| Interior Floo | 15 | HARDTILE 50 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 01

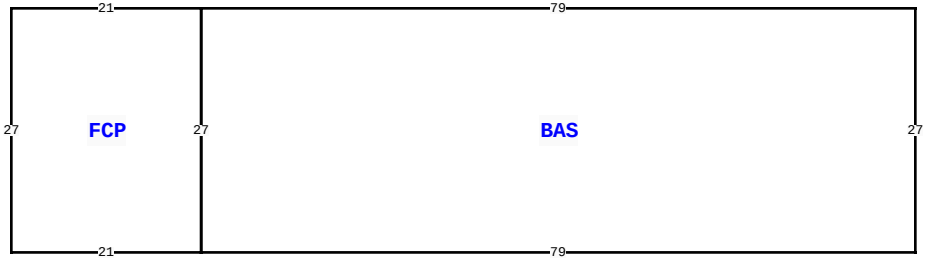
NEIGHBORHOOD/LOC 9516.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,133 | 100 | | 2,133 | 228,504 |
| FCP | 567 | 25 | | 142 | 15,212 |
| TOTALS | 2,700 | | | 2,275 | 243,716 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,275 | 121.7350 | 133.91 | 304,645 | 1974 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 2133 HX Base Yr 2019




164 SW SAPLING GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2006 | 2006 | 3 | 100 | 2,000 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 540.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 1,350 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 120 | 60 | 7,200.00 | UT | 3.50 | 3.50 | 100 | 2014 | 2014 | 3 | 100 | 25,200 | |
| 4 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 5 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 243,716 |
| TOTAL MARKET OB/XF VALUE | | 36,550 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 340,266 |
| SOH/AGL Deduction | | 97,098 |
| ASSESSED VALUE | | 243,168 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 191,757 |
| TOTAL JUST VALUE | | 340,266 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 344,689 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 11664 | M H | 125 | 09/19/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1371/2704 | 11/01/2018 | WD | Q | I | 01 | 239,000 |
| GRANTOR: HOLLY BALLANCE | | | | | | |
| GRANTEE: JOHNATHAN VASILI OS | | | | | | |
| 1220/0722 | 8/25/2011 | QC | U | I | 11 | 100 |
| GRANTOR: JOSHUA GLACKIN | | | | | | |
| GRANTEE: HOLLY BALLANCE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W79 FCP= W21 S27 E21 N27$ S27 E79 N27$.

## LAND DESCRIPTION

TOTAL OB/XF 36,550

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 12,000 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | 00 | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 48,000 | | | | | | | |

REVIEW DATE 09/03/2019 BY BC Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS