LOT 29 TIMBERLANDS S/D PHASE 1
WD 1151-2385, WD 1249-572, QC 12

PEREZ RONALD T/PEREZ VALERIE S
278 SW MULBERRY DR
LAKE CITY, FL 32024

2027

10-4S-16-02856-129

BUILDING CHARACTERISTICS

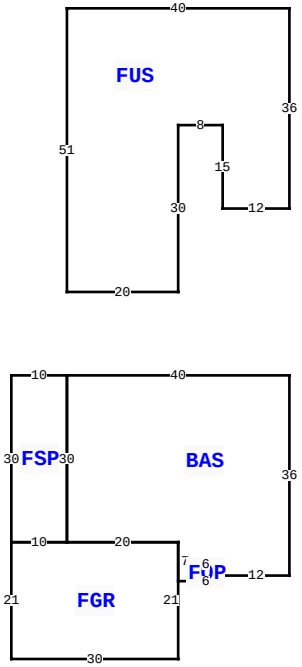
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,310	100		1,310	136,100
FGR	630	55		346	35,947
FOP	18	30		5	519
FSP	300	40		120	12,467
FUS	1,620	100		1,620	168,306
TOTALS	3,878			3,401	353,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,401	107.3310	118.06	401,522	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2021 Heated Area: 2930 HX Base Yr 2021



278 SW MULBERRY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,866.00	UT	2.00	2.00	100	2013	2013	3	100	3,732	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	353,339
TOTAL MARKET OB/XF VALUE	3,732
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	382,071
SOH/AGL Deduction	108,803
ASSESSED VALUE	273,268
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	221,857
TOTAL JUST VALUE	382,071
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30498	SFR	868	10/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/0689	5/18/2020	WD	Q	I	01	265,000
GRANTOR: VICTOR M CASTRO						
GRANTEE: RONALD T & VALERIE						
1286/2539	12/29/2014	QC	U	I	11	100
GRANTOR: YESSENIA CUADROS						
GRANTEE: VICTOR M CASTRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FSP= W10 S30 E10 N30$ S30 FGR= W10 S21 E30 N21 W20$E20 S7 E2 FOP= E6 N3 W6 S3$ N3 E6 S2 E12 N36$ PTR= N30 FUS= N36 W40 S51 E20 N30 E8 S15 E12$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 3,732

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 0.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS