COMM 575.07 FT W OF NE COR OF
SE1/4 OF SW1/4 FOR POB, RUN S
220 FT, W 220 FT, N 220 FT, E

JULIAO RAFAEL
612 SW PRAIRIE ST
LAKE CITY, FL 32024

2027

10-4S-16-02860-007

BUILDING CHARACTERISTICS

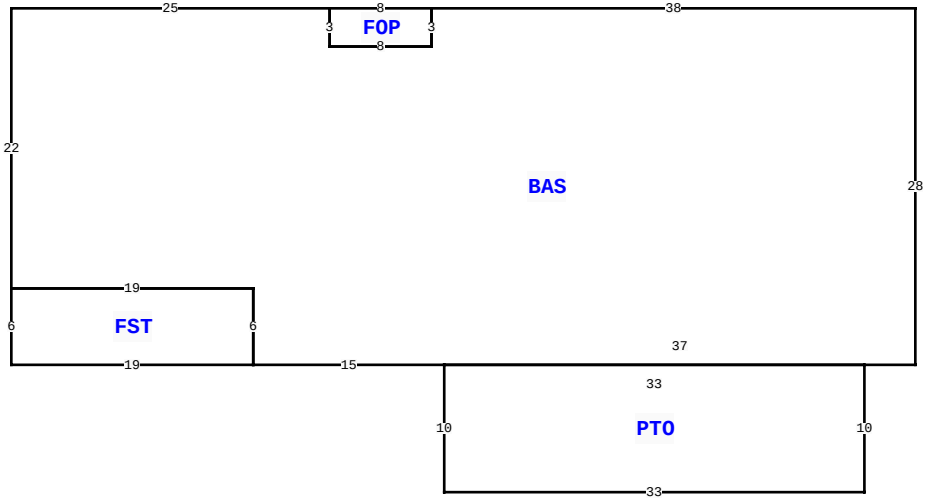
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	10416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100		1,850	150,890
FOP	24	30		7	571
FST	114	55		63	5,138
PTO	330	5		16	1,305
TOTALS	2,318			1,936	157,904

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	114.0720	125.48	242,929	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1850 HX Base Yr 2015



612 SW PRAIRIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	1,200.00	1,200.00	100	1985	1985	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	75	1993	1993	3	75	450	
3	0166	CONC,PAVMT	0	100	24	28	672.00	UT	3.00	3.00	75	2007	2007	3	75	1,512	
4	0031	BARN,MT AE	0	100	24	36	864.00	UT	12.00	12.00	75	2007	2007	3	75	7,776	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,904
TOTAL MARKET OB/XF VALUE		10,938
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		181,842
SOH/AGL Deduction		66,095
ASSESSED VALUE		115,747
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,336
TOTAL JUST VALUE		181,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046210	Solar Power Syste	54,636	01/06/2023
27743	PUMP/UTPOL	50	04/14/2009
27379	MAINT/ALTR	40	09/29/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1258/1401	7/16/2013	WD	Q	I	01	87,000
GRANTOR: JOHN L & ROSE M DUNK						
GRANTEE: RAFAEL JULIAO						
1001/1416	12/04/2003	WD	Q	I		85,500
GRANTOR: SALVATI						
GRANTEE: DUNK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 FOP= W8S3 E8 N3 $ S3W8 N3 W25 S22 FST= S6 E19 N6 W19$ E19 S6 E15 PTO= S10 E33 N10 W33$ E37 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,938

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	210.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 01/24/2024 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS