LOTS 11, 12 & 13 SUMMERS SURVEY.
WD 1538-209,211

LOPEZ MONICA/LOPEZ JAVIER ZUNIGA
284 NW RIDGEWOOD AVE
LAKE CITY, FL 32055

2026

10-5S-16-03515-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

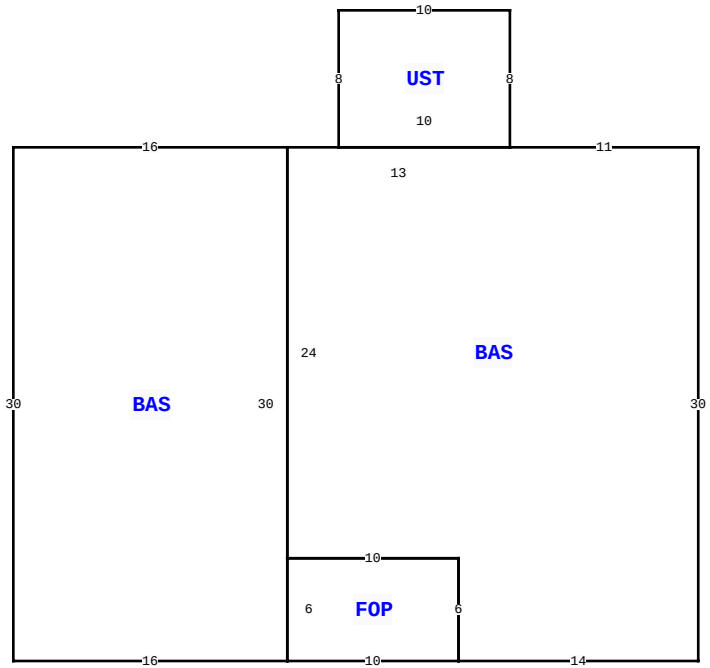
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	10516.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	23,815
BAS	660	100		660	32,746
FOP	60	30		18	893
UST	80	45		36	1,786
TOTALS	1,280			1,194	59,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,194	68.1523	76.33	91,138	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1140 HX Base Yr



615 SW WINGATE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	59,240
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,700
TOTAL MARKET VALUE	73,940
SOH/AGL Deduction	0
ASSESSED VALUE	73,940
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	73,940
TOTAL JUST VALUE	73,940
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,940

LAND:1:1: ADJ;4 EASEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1538/211	3/28/2025	WD	U	I	11	0
GRANTOR: ALLEN-TUNSIL NICHOLAS						
GRANTEE: LOPEZ MONICA						
1538/209	3/28/2025	WD	Q	I	01	95,000
GRANTOR: ALLEN-TUNSIL NICHOLAS						
GRANTEE: LOPEZ MONICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 UST= N8 W10 S8 E10$ W13 BAS= W16 S30 E16 N30$
S24FOP= S6 E10 N6 W10$ E10 S6 E14 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.70	7,000.00	4,900.00	14,700							

REVIEW DATE 04/30/2025 BY TP Total Acres: 3.00 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 03/26/2026 BY SYS