

LOT 19 CREST POINTE S/D.
968-57, DC 1165-1501, WD 1237-13

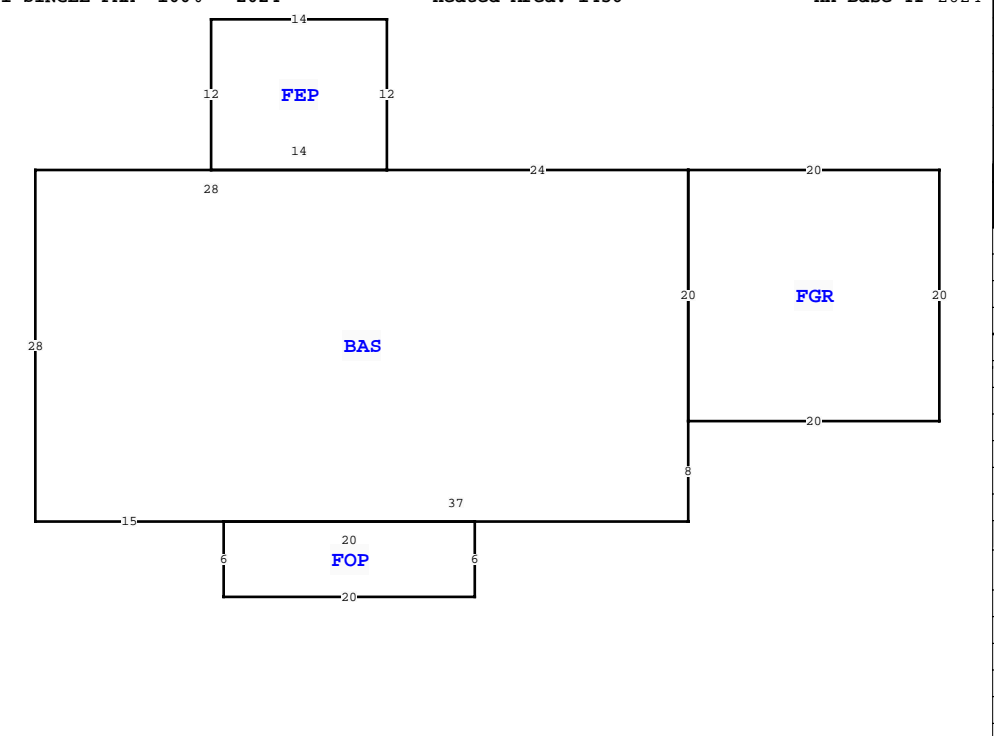
MANUGUERRA RAYMOND C/SMOAK DEBORAH L
272 SW STORY PL
LAKE CITY, FL 32024

2026

11-4S-16-02905-419
[Barcode]

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,846	114.8560	128.64	237,469	2002	2010	0	0	16.13	83.87



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	157,089
FEP	168	80		134	14,458
FGR	400	55		220	23,736
FOP	120	30		36	3,884
TOTALS	2,144			1,846	199,165

272 SW STORY PL, LAKE CITY

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE			199,165	
TOTAL MARKET OB/XF VALUE			3,502	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			237,667	
SOH/AGL Deduction			140,460	
ASSESSED VALUE			97,207	
TOTAL EXEMPTION VALUE			HX HB SX 97,207	
BASE TAXABLE VALUE			0	
TOTAL JUST VALUE			237,667	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			240,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043125	Roof Replacement	13,447	11/08/2021
19843	SFR	270	08/13/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/402	5/05/2023	WD	Q	I	01	272,000
GRANTOR: HINSON JEREMY R						
GRANTEE: MANUGUERRA RAYMOND						
1477/2094	10/19/2022	WD	Q	I	01	263,000
GRANTOR: WATSON JONATHAN A						
GRANTEE: HINSON JEREMY R						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

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
1	0166	CONC, PAVMT	0	100	0	1,051.00	UT	2.00	2.00	100	2002	2002	3	100	2,102	
2	0296	SHED METAL	0	100	8	80.00	UT	5.00	5.00	100	2002	2002	3	100	400	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

BUILDING DIMENSIONS	
BAS= W24 FEP= N12 W14 S12 E14\$ W28 S28 E15 FOP= S6 E20 N6 W20\$ E37 N8 FGR= E20 N20 W20 S20\$ N20\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,502							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	35,000.00	35,000.00	35,000							