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

2027

11-4S-16-02905-419

BUILDING CHARACTERISTICS

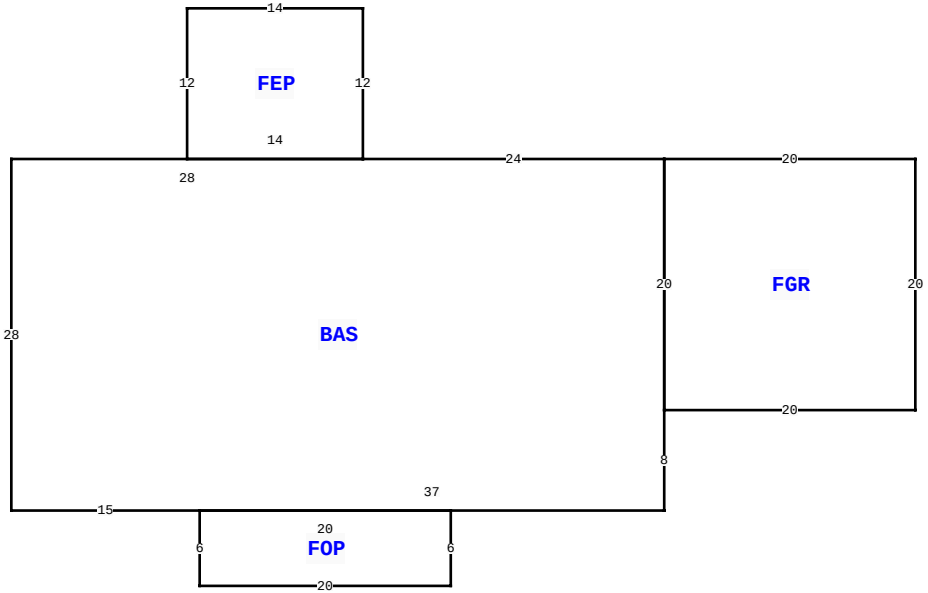
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	154,280
FEP	168	80		134	14,199
FGR	400	55		220	23,312
FOP	120	30		36	3,814
TOTALS	2,144			1,846	195,605

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	126.34	233,224	2002	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2024 Heated Area: 1456 HX Base Yr 2024



272 SW STORY PL, 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	1,051.00	UT	2.00	2.00	100	2002	2002	3	100	2,102	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2002	2002	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,605
TOTAL MARKET OB/XF VALUE		3,502
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		234,107
SOH/AGL Deduction		133,984
ASSESSED VALUE		100,123
TOTAL EXEMPTION VALUE	HX HB SX	100,123
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		234,107
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,667

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						

BUILDING NOTES

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

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	35,000.00	35,000.00	35,000							

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS