LOT 25 MAY-FAIR S/D UNIT 2.

787-2062, 952-2754, DC 1388-2044

CUENCA EDUARDO LUIS/CUENCA OLGA
199 SW COURTESY WAY
LAKE CITY, FL 32024

2027

11-4S-16-02911-225

BUILDING CHARACTERISTICS

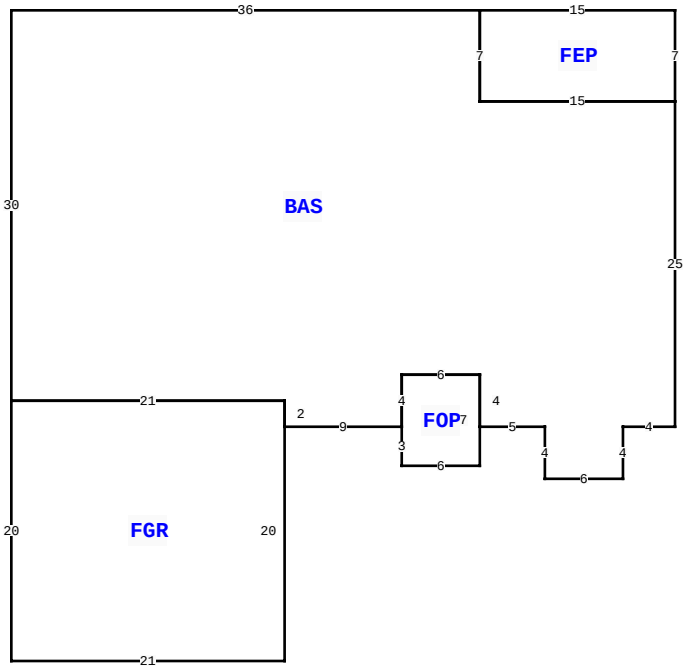
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	129,353
FEP	105	80		84	7,317
FGR	420	55		231	20,122
FOP	42	30		13	1,132
TOTALS	2,052			1,813	157,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,813	120.1662	132.18	239,642	1994	1994	0	0	0	34.10	65.90

1 SINGLE FAM 100% - 2021 Heated Area: 1485 HX Base Yr 2021



199 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	954.00	UT	1.50	1.50	100	0	0	3	100	1,431	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1994	1994	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,200.00	1,200.00	75	2014	2014	3	75	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,924
TOTAL MARKET OB/XF VALUE		5,531
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		198,455
SOH/AGL Deduction		122,367
ASSESSED VALUE		76,088
TOTAL EXEMPTION VALUE	HX HB	51,088
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		198,455
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054148	Roof Replacement	18,446	09/25/2025
7780	SFR	43,000	11/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2165	9/17/2020	WD	Q	I	01	160,000
GRANTOR: ESTER GRUTA						
GRANTEE: LUIS EDUARDO & OLGA						
0952/2754	5/07/2002	WD	Q	I		95,000
GRANTOR: TIMOTHY & MARIE ELLIS						
GRANTEE: RUBEN & ESTER GRUTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S30 FGR= S20 E21 N20 W21$ E21 S2 E9 FOP= S3 E6N7 W6 S4$ N4 E6 S4 E5 S4 E6 N4E4 N25 FEP= N7 W15 S7 E15$ W15 N7$.

LAND DESCRIPTION

TOTAL OB/XF 5,531

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 11/08/2023 BY JB Total Acres: 0.55 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS