BEG SW COR OF NW1/4 OF SE1/4,
RUN N 1100.95 FT, E 790.87 FT,
N 1128.42 FT TO S R/W CR-240,

TORRES VENANCIO/HERNANDEZ MONICA VARILLAS
412 SW HIGHPOINT GLN
LAKE CITY, FL 32024

2027

11-5S-16-03567-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

338 SW PEACE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	58,179
TOTAL LAND VALUE - MARKET	287,880
TOTAL MARKET VALUE	71,613
SOH/AGL Deduction	0
ASSESSED VALUE	71,613
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,613
TOTAL JUST VALUE	346,059
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	346,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41419	NEW POWER SERVICE		02/26/2021
39751	RECONNECT	0	05/08/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2541	1/17/2020	WD	Q	V	01	315,000
GRANTOR: MTM CAPITAL HOLDINGS						
GRANTEE: VENANCIO TORRES & M						
1280/0041	8/18/2014	WD	U	V	11	100
GRANTOR: MOUNTAINTOP MINISTRIE						
GRANTEE: MTM CAPITAL HOLDING						

BUILDING NOTES

BUILDING DIMENSIONS

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	0031	BARN,MT AE	0	0	18	21	1.00	UT	5,500.00	5,500.00	100	2021	2020		100	5,500	
2	0252	LEAN-TO W/	0	0	20	152	1.00	UT	4,560.00	4,560.00	100	2021	2021		100	4,560	
3	0252	LEAN-TO W/	0	0	20	152	1.00	UT	4,560.00	4,560.00	100	2021	2021		100	4,560	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0070	CARPORT UF	0	0	24	36	846.00	UT	1.50	1.50	100	2021	2021		100	1,269	
6	0070	CARPORT UF	0	0	30	152	4,560.00	UT	1.50	1.50	100	2021	2021		100	6,840	
7	0169	FENCE/WOOD	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2021	2021		100	15,000	
8	0040	BARN,POLE	0	0	47	50	2,350.00	UT	7.00	7.00	100	2021	2021		100	16,450	

LAND DESCRIPTION

TOTAL OB/XF 58,179

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	6200	A	PASTURE 3	0					47.98	AC		1.00	1.00	1.00	280.00	280.00	13,434							
2	9910	M	MKT.VAL.AG	0					47.98	AC		1.00	1.00	1.00	6,000.00	6,000.00	287,880							

REVIEW DATE 07/01/2021 BY JB Total Acres: 47.98 Total Land Value: 13,434 Market: 287,880 Agricultural: 13,434 Common: 0 PRINTED 11/17/2026 BY SYS