

COMM SE COR OF SEC, RUN N
1993.77 FT FOR POB, RUN W
397.14 FT, N 1098.07 FT, E

DARWICHE ZIAD H/DARWICHE MARIAM
521 SW STARLIGHT COURT
LAKE CITY, FL 32024

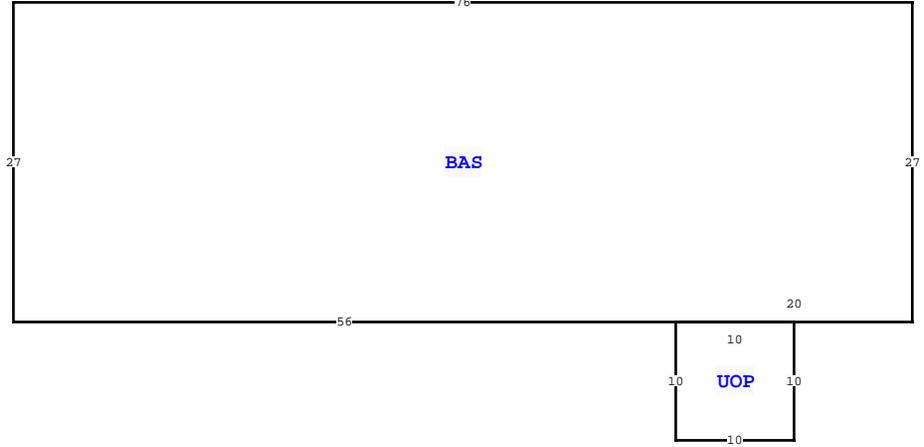
2026

12-4S-15-00347-016



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
UOP	100	25	
TOTALS	2,152		2,077 59,618

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	- 2012								
				Heated Area: 2052			HX Base Yr 2012				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			59,618
TOTAL MARKET OB/XF VALUE			9,300
TOTAL LAND VALUE - MARKET			95,380
TOTAL MARKET VALUE			81,788
SOH/AGL Deduction			31,535
ASSESSED VALUE			50,253
TOTAL EXEMPTION VALUE	HX HB		25,253
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			164,298
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,437
SALE:1:1: THOMAS J & ROSARIO A KEGEL (H & W) 10.02			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1226/2429	12/15/2011	WD	Q	I	01	80,000
GRANTOR: KEGEL						
GRANTEE: ZIAD & MARIAM DARWI						
0842/1764	7/08/1997	WD	Q	V		35,000
GRANTOR: DAVID & JANICE FLATT						
GRANTEE: KEGEL						

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
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	300	
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	200	
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	100	
5	0166	CONC, PAVMT	0	100	0	0		1.00	UT 0.00	100	2010	2010	3	100	500	
6	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	

TOTAL OB/XF											
9,300											
BLD DATE		LGL DATE	05/04/2026	MLU							
XF DATE		LAND DATE									
INC DATE		AG DATE									

BUILDING NOTES									
BAS= W76 S27 E56 UOP= S10 E10 N10 W10\$ E20 N27\$.									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,690							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,690							