

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	22	PRECAST PN	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floo	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		0	100
Bathrooms		0	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,600	100	
TOTALS	3,600		3,600 89,159

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	AIR HANGAR	100%	- 2018									
				Heated Area: 3600				HX Base Yr 2018				

BAS

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			452,055
TOTAL MARKET OB/XF VALUE			32,556
TOTAL LAND VALUE - MARKET			98,000
TOTAL MARKET VALUE			582,611
SOH/AGL Deduction			136,813
ASSESSED VALUE			445,798
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			389,387
TOTAL JUST VALUE			582,611
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			577,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052437	Roof Replacement	22,000	02/26/2025
000052438	Roof Replacement	19,700	02/26/2025
29959	GARAGE	308	02/23/2012
24226	SFR	839	03/13/2006
23315	PLANE HNGR	375	06/23/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2542	7/21/2020	WD	Q	V	03	23,500
GRANTOR: RAY MOND T ISHERWOOD						
GRANTEE: LAWRENCE JOHN & ELL						
1353/0002	2/06/2018	WD	Q	I	03	86,000
GRANTOR: ANGEL & IRENE GOMEZ						
GRANTEE: LAWRENCE JOHN & ELL						

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
1	0166	CONC, PAVMT	0	100	0	0			2.00	100	2007	2007
2	0210	GARAGE U	0	0	40	45			16.00	100	2012	2012
TOTAL OB/XF 32,556												

BUILDING NOTES	
102 SW ORANGE BLOSSOM CT, LAKE CITY	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/03/2025
LAND DATE	MLU
AG DATE	

BUILDING DIMENSIONS												
BAS= W60 S60 E60 N60\$.												

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	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/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500								
2	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								
3	0000	C	VAC RES	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500								

