BEG AT INTERS OF S R/W OF CR-240
WIRE RD, RUN SE ALONG R/W 584.95
FT, W 499.56 FT TO E R/W OF OLD

UGALDE SABINA DIAZ
367 SW MEADOW TER
LAKE CITY, FL 32024

2026

12-5S-16-03589-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	12516.00	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

4798 SW COUNTY ROAD 240 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,380
TOTAL LAND VALUE - MARKET	136,800
TOTAL MARKET VALUE	62,520
SOH/AGL Deduction	0
ASSESSED VALUE	62,520
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,520
TOTAL JUST VALUE	153,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	144,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1344/0296	9/07/2017	WD	U	V	11	0
GRANTOR: FRANCISCO JAVIER DIAZ						
GRANTEE: SABINA DIAZ UGALDE						
1222/1704	8/09/2011	WD	Q	V	01	124,900
GRANTOR: ANDREW ROCCO						
GRANTEE: FRANCISCO JAVIER DI						

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	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
2	0166	CONC,PAVMT	0	0	15	592	8,880.00	UT	2.00	2.00	50	2014	2014	3	50	8,880	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 16,380

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	9901	C	AC/XFOB	0			0.00	0.00	5.10	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,800							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	96,000							

REVIEW DATE 04/16/2015 BY DF Total Acres: 17.10 Total Land Value: 46,140 Market: 96,000 Agricultural: 5,340 Common: 40,800 PRINTED 05/12/2026 BY SYS