COMM AT SE COR OF NW1/4 OF NE1/4
FT, W 426.38 FT, NE 47.36 FT FOR
397.30 FT, NE 109.64 FT, SE 397.

CANDELARIA SERGIO/COLLINS STEPHANIE M
3063 SW SR 247
LAKE CITY, FL 32024

2027

15-4S-16-02987-004

BUILDING CHARACTERISTICS

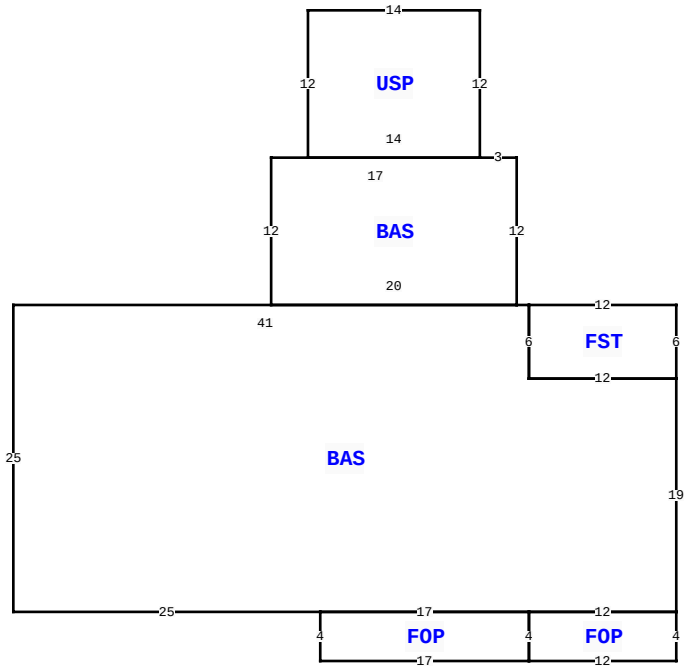
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	17,995
BAS	1,278	100		1,278	95,821
FOP	48	30		14	1,050
FOP	68	30		20	1,500
FST	72	55		40	2,999
USP	168	35		59	4,424
TOTALS	1,874			1,651	123,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	104.8600	115.35	190,443	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1518 HX Base Yr 2008



3063 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		123,788
TOTAL MARKET OB/XF VALUE		1,490
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		147,278
SOH/AGL Deduction		50,507
ASSESSED VALUE		96,771
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		45,360
TOTAL JUST VALUE		147,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/1103	1/17/2008	WD	Q	V	03	0

GRANTOR: PATRICIA A ROWE

GRANTEE: SERGIO CANDELARIA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 BAS= N12 W3 USP= N12 W14 S12 E14$ W17 S12 E20$ W41 S25 E25 FOP= S4E17N4 W17$ E17 FOP= S4 E12 N4 W12$ E12 N19 FST= N6 W12S6 E12$ W12 N6$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	210	

LAND DESCRIPTION

TOTAL OB/XF 1,490

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	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS