

BEG SE COR OF LOT 7, SUNSET ACRE
ALONG W MAINT R/W OF SW CALLAHAN
145 FT, N 2 DEG W 260 FT TO N LI

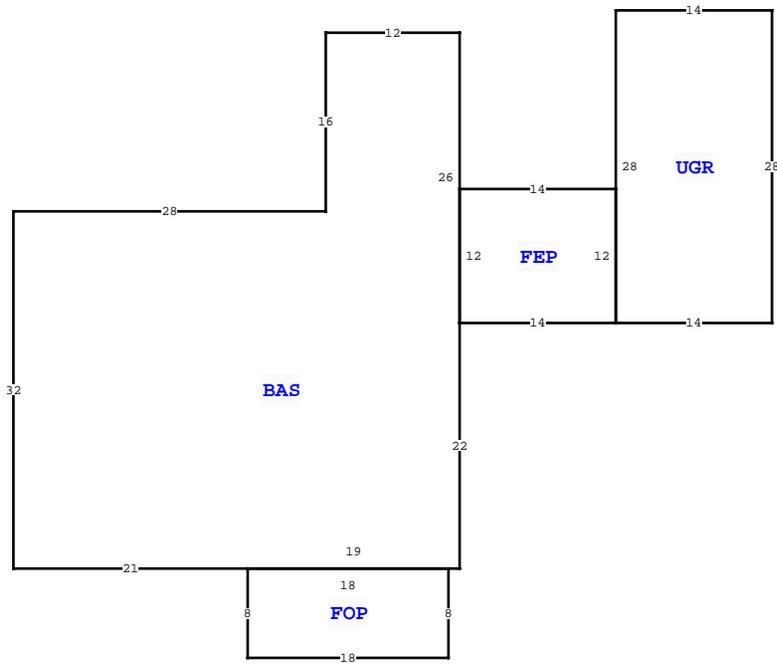
FERREIRA JOSE LAZARO
464 SW CALLAHAN AVE
LAKE CITY, FL 32024

2026

15-4S-16-02988-012

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	12	HARDWOOD	90
Interior Floor	15	HARDTILE	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	1.100	
Architectual Units	05	CONV	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
BAS	1,472	100	
FEP	168	80	
FOP	144	30	
UGR	392	45	
TOTALS	2,176		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	2024									Heated Area: 1472 HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			137,510
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			11,310
TOTAL MARKET VALUE			149,320
SOH/AGL Deduction			597
ASSESSED VALUE			148,723
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			97,312
TOTAL JUST VALUE			149,320
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			149,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2462	8/25/2023	WD	Q	I	01	180,000
GRANTOR: NOLL ROGER K						
GRANTEE: FERREIRA JOSE LAZAR						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 S16 W28 S32 E21 FOP= S8 E18 N8 W18\$ E19 N22 FEP= E14 UGR= E14 N28 W14 S28\$ N12 W14 S12\$ N26\$.													

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	0166	CONC,PAVMT	0	100	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	

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	0100	C	SFR	100		00	0.00	0.00	0.87	AC		1.00	1.00	1.00	13,000.00	13,000.00	11,310							