LOT 10 COUNTRY CREEK S/D.
391-276, 667-589, 732-906, WD 11

CORRAO MICHAEL/BUCCHI LONNIE
517 HARDWOOD CIR
ORLANDO, FL 32828

**2027**

**15-4S-17-08359-050**

## BUILDING CHARACTERISTICS

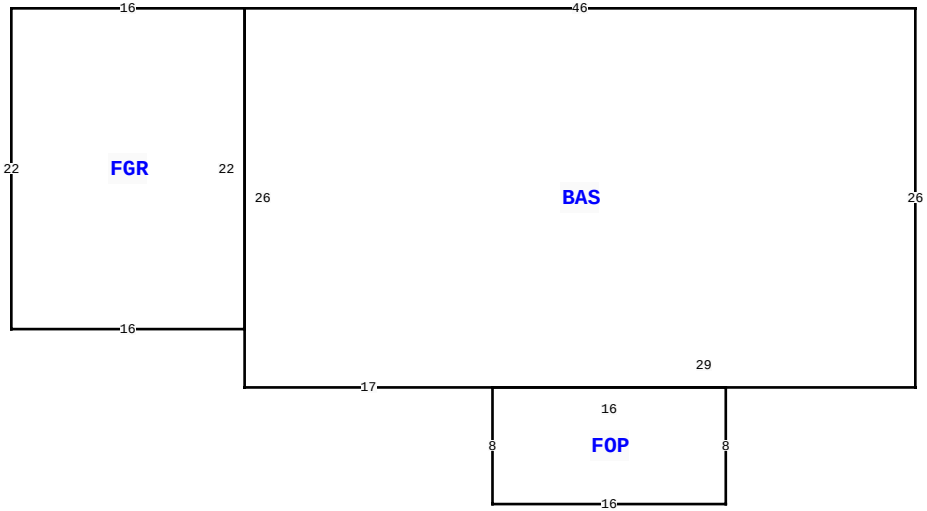
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15417.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,196 | 100 | | 1,196 | 130,161 |
| FGR | 352 | 55 | | 194 | 21,113 |
| FOP | 128 | 30 | | 38 | 4,136 |
| TOTALS | 1,676 | | | 1,428 | 155,408 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,428 | 119.2000 | 131.12 | 187,239 | 2008 | 2008 | 0 | 0 | 0 | 17.00 | 83.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr




265 SE BREAM LOOP, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## 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 | 0296 | SHED METAL | 0 | 0 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 100 | 2004 | 2004 | 3 | 100 | 400 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 924.00 | UT | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 100 | 2,772 | |
| 3 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 155,408 |
| TOTAL MARKET OB/XF VALUE | 3,572 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 177,480 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 177,480 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 177,480 |
| TOTAL JUST VALUE | 177,480 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 180,302 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27072 | SFR | 532 | 06/09/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1340/0925 | 7/07/2017 | WD | Q | I | 01 | 120,000 |
| GRANTOR: ZACH MOSS | | | | | | |
| GRANTEE: MICHAEL CORRAO & LO | | | | | | |
| 1141/1295 | 1/23/2008 | WD | Q | V | | 22,000 |
| GRANTOR: RUIZ | | | | | | |
| GRANTEE: ZACH MOSS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W46 FGR= W16 S22 E16 N22$ S26 E17 FOP= S8 E16 N8 W16$ E29 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 3,572

| 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 | 0 | | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS