LOT 17 COUNTRY CREEK.

391-276, 623-607, 651-248,249, 7

BARONI CELESTE H
153 SE BREAM LOOP
LAKE CITY, FL 32025

2026

15-4S-17-08359-057

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

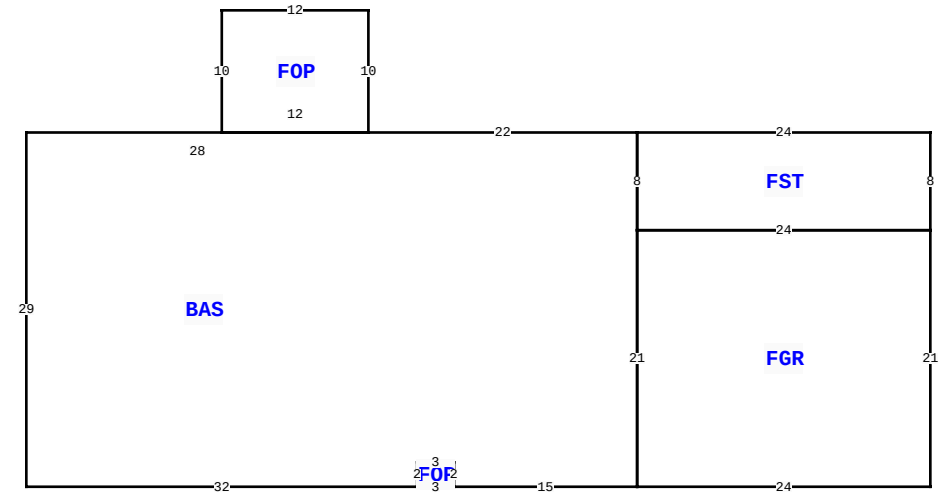
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	15417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	125,379
FGR	504	55		277	24,051
FOP	6	30		2	174
FOP	120	30		36	3,126
FST	192	55		106	9,203
TOTALS	2,266			1,865	161,933

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,865	117.1760	133.58	249,127	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 1444 HX Base Yr 2001



153 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,933
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		187,233
SOH/AGL Deduction		73,284
ASSESSED VALUE		113,949
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		57,538
TOTAL JUST VALUE		187,233
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0874/1154	2/09/1999	WD	Q	I		75,000
GRANTOR: ORTIZ & RODRIGUEZ						
GRANTEE: BARONI						
0713/0435	3/16/1990	WD	Q	I		65,000
GRANTOR: GERALD GREENE						
GRANTEE: ORTIZ - RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N10 W12 S10 E12$ W28 S29 E32 FOP= E3 N2 W3 S2$ N2E3 S2 E15 FGR= E24 N21 W24 S21$ N21 FST= E24 N8 W24 S8$ N8$.

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	1,000	
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	8	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS