LOT 4 COUNTRY SIDE ESTATES.

WD 1069-1251, WD 1071-232, WD 13

ECHEVERRI MERCEDES
251 SE VICTORIA GLN
LAKE CITY, FL 32025

2027

15-4S-17-08359-104

BUILDING CHARACTERISTICS

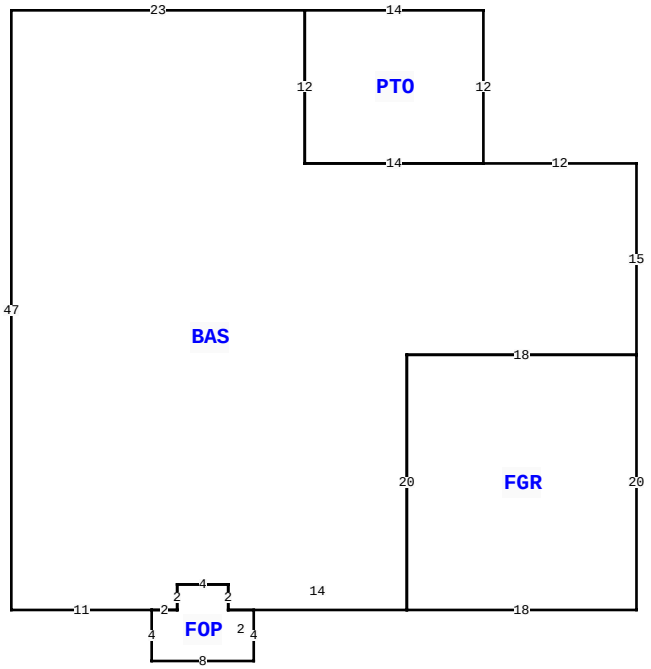
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100		1,623	143,052
FGR	360	55		198	17,452
FOP	40	30		12	1,058
PTO	168	5		8	705
TOTALS	2,191			1,841	162,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,841	101.4300	111.57	205,400	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2026 Heated Area: 1623 HX Base Yr



251 SE VICTORIA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	162,266
TOTAL MARKET OB/XF VALUE	2,710
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	187,476
SOH/AGL Deduction	0
ASSESSED VALUE	187,476
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,476
TOTAL JUST VALUE	187,476
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1358/1863	4/25/2018	WD	Q	I	01	148,000
GRANTOR: TODD G LUSSIER						
GRANTEE: MERCEDEDS ECHEVERRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N12 W14 S12 E14$ W14 N12 W23 S47 E11 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E14 FGR= E18 N20 W18 S20$ N20 E18 N15$.

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	0	0	0	1,004.00	UT	2.50	2.50	100	2005	2005	3	100	2,510	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,710

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	22,500.00	22,500.00	22,500							

REVIEW DATE 02/20/2017 BY DF Total Acres: 0.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS