LOT 9 COUNTRY SIDE ESTATES.

WD 1068-2397, WD 1319-427, WD 14

CABRERA GIAMPAOLO
306 SE VICTORIA GLN
LAKE CITY, FL 32025

2026

15-4S-17-08359-109

BUILDING CHARACTERISTICS

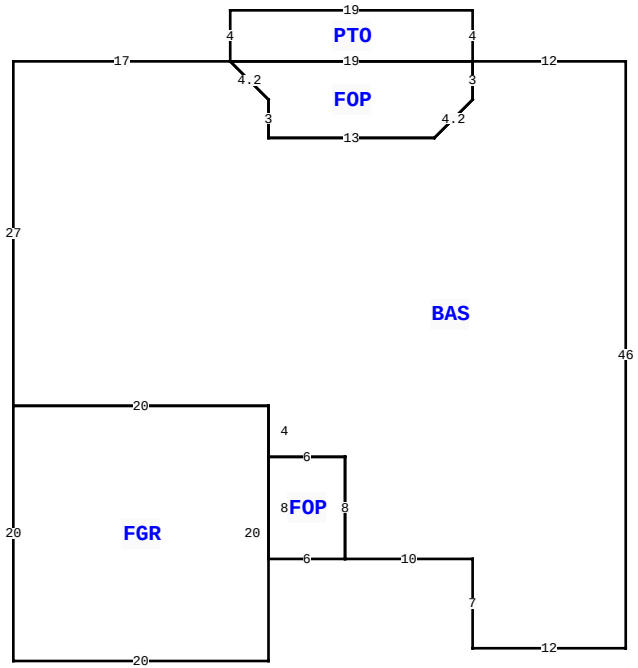
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,572	100		1,572	175,639
FGR	400	55		220	24,581
FOP	48	30		14	1,564
FOP	96	30		29	3,240
PTO	76	5		4	447
TOTALS	2,192			1,839	205,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,839	126.2800	141.43	260,090	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 0% - 2022 Heated Area: 1572 HX Base Yr



306 SE VICTORIA GLN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	205,471
TOTAL MARKET OB/XF VALUE	2,498
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	230,469
SOH/AGL Deduction	0
ASSESSED VALUE	230,469
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	230,469
TOTAL JUST VALUE	230,469
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,200

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						
1445/473	8/17/2021	WD	Q	I	01	220,000
GRANTOR: FERNANDES RUTH A						
GRANTEE: CABRERA GIAMPAOLO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N4 W19 S4 E19$ FOP= W19 D3 R3 S3 E13 R3 U3 N3$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20$ E20 S4 FOP= S8 E6 N8 W6$ E6 S8 E10 S7 E12 N46$.

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	979.00	UT	2.50	2.50	100	2005	2005	3	100	2,448	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 2,498

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 11/24/2021 BY CP Total Acres: 0.51 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/26/2026 BY SYS