LOT 12 EASTWOOD UNIT 2, ALSO BEG SAID LOT 12 RUN N 34 DEG W ALONG R/W OF SANDIA WAY 19.84 FT TO SW

LIPPI PAUL DOMINIC/LIPPI SARAH FAULKNER
319 SE SANDIA WAY
LAKE CITY, FL 32025

2027

15-4S-17-08360-190

BUILDING CHARACTERISTICS

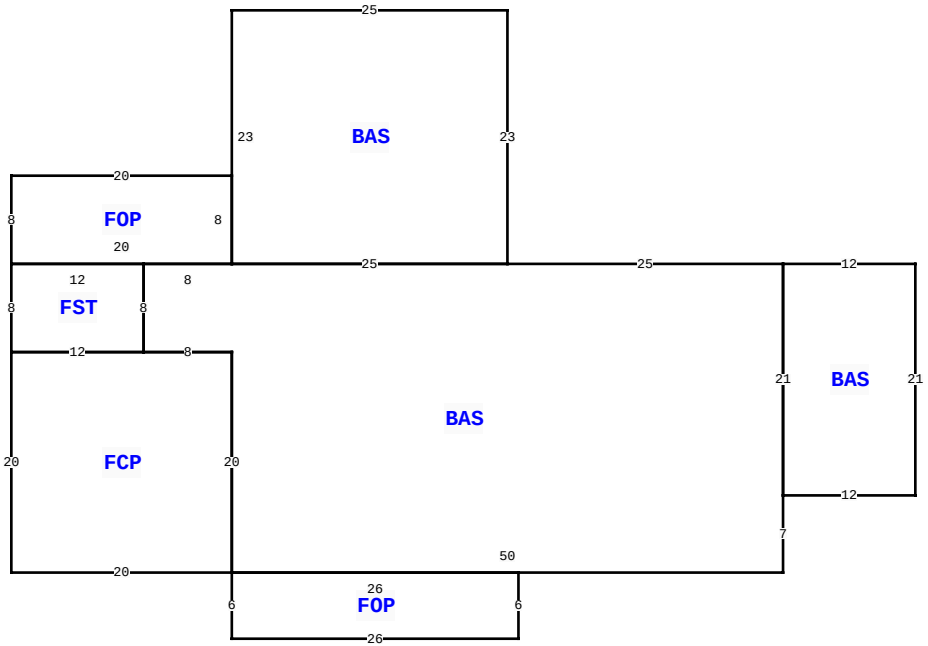
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	21,455
BAS	575	100		575	48,954
BAS	1,464	100		1,464	124,641
FCP	400	25		100	8,514
FOP	156	30		47	4,001
FOP	160	30		48	4,087
FST	96	55		53	4,512
TOTALS	3,103			2,539	216,163

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,539	119.0700	130.98	332,558	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2291 HX Base Yr 2022



319 SE SANDIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	350	
2	0294	SHED WOOD/	0	100	12	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	850	
3	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	1999	1999	3	40	12,600	
4	0166	CONC,PAVMT	0	100	24	42	558.00	UT	1.50	1.50	100	1999	1999	3	100	837	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,163
TOTAL MARKET OB/XF VALUE		16,187
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		254,850
SOH/AGL Deduction		29,449
ASSESSED VALUE		225,401
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,990
TOTAL JUST VALUE		254,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049109	Roof Replacement	123,859	01/29/2024
15033	POOL	95	02/03/1999
10138	ADDN SFR	16,000	08/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1512	8/17/2021	WD	Q	I	01	228,000
GRANTOR: HUDDLESTON TERRY L						
GRANTEE: LIPPI PAUL DOMINIC						
1255/1465	5/17/2013	QC	U	V	11	1,000
GRANTOR: CITY OF LAKE CITY						
GRANTEE: TERRY L & NANCY L H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 BAS= N23 W25 S23 E25$ W25 FOP= N8 W20 S8 E20$ W8 FST= W12 S8 E12 N8$ S8 FCP= W12 S20 E20 N20 W8$ E8 S20 FOP= S6 E26 N6 W26$ E50 N7 BAS= E12 N21 W12 S21 $ N21$.

LAND DESCRIPTION

TOTAL OB/XF 16,187

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 03/14/2024 BY JS Total Acres: 0.65 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS