

BEG AT NE COR OF SE1/4 OF SW1/4 OF NE1/4 OF SE1/4, RUN S 278.93 FT TO N R/W TAMARACK LP

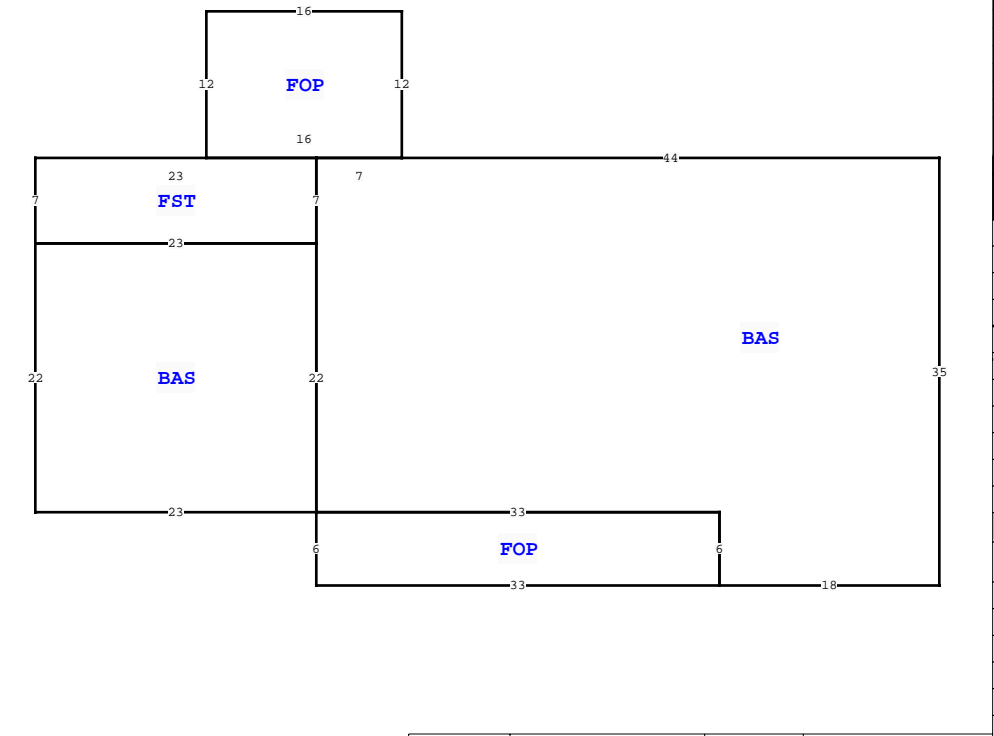
INNOCENTI JEFFREY C/INNOCENTI CYNTHIA M  
612 SW TAMARACK LOOP  
LAKE CITY, FL 32024

**2026**

16-4S-16-03033-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	02	WALL BOARD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,299	110.8710	124.18	285,490	1974	1974	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2012 Heated Area: 2093 HX Base Yr 2012													



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC 16416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	506	100		506	40,843
BAS	1,587	100		1,587	128,098
FOP	192	30		58	4,681
FOP	198	30		59	4,763
FST	161	55		89	7,184
<b>TOTALS</b>	<b>2,644</b>			<b>2,299</b>	<b>185,568</b>

612 SW TAMARACK LOOP, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																	
L N	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	275	
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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	

**LAND DESCRIPTION** TOTAL OB/XF 4,175

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	2.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	17,760							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,568
TOTAL MARKET OB/XF VALUE			4,175
TOTAL LAND VALUE - MARKET			17,760
TOTAL MARKET VALUE			207,503
SOH/AGL Deduction			86,263
ASSESSED VALUE			121,240
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			69,829
TOTAL JUST VALUE			207,503
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			207,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048073	Roof Replacement	18,500	09/11/2023
000045234	Roof Replacement	17,200	08/19/2022
7635	M H	60	09/29/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/2082	8/21/2025	LE	U	I	14	100
GRANTOR: INNOCENTI JEFFREY C (						
GRANTEE: INNOCENTI CHASE JEF						
1224/0537	10/31/2011	WD	U	I	16	34,500
GRANTOR: LARRY C SESSIONS (UND						
GRANTEE: JEFFREY C & CYNTHIA						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W44 FOP= N12 W16 S12 E16\$ W7 FST= W23 S7 E23 N7\$ S7 BAS= W23 S22 E23 N22 \$ S22 FOP= S6 E33 N6 W33\$ E33 S6 E18 N35\$.