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

2027

16-4S-16-03033-000

BUILDING CHARACTERISTICS

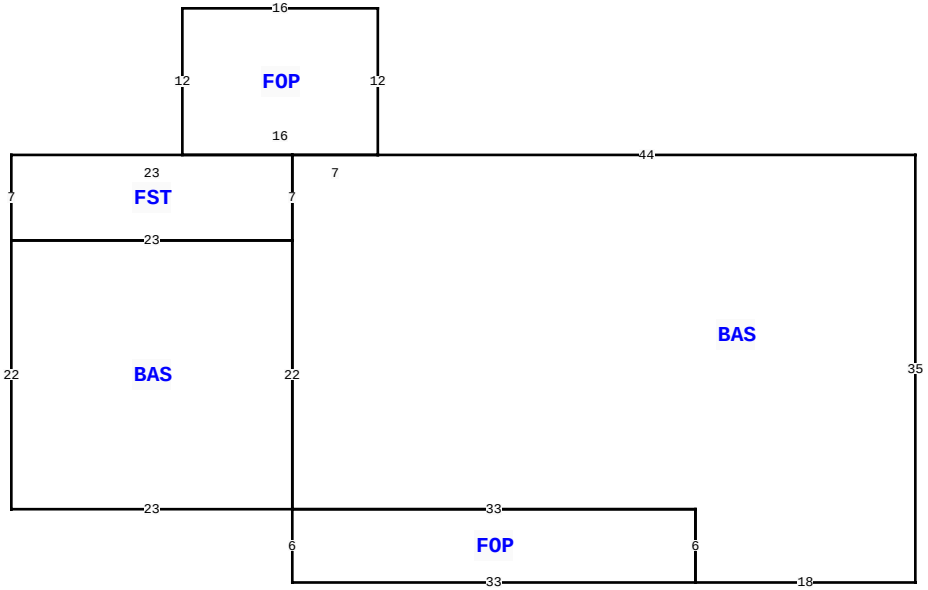
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	02	WALL BOARD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
DOR CODE	0100	SINGLE FAMILY
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	40,113
BAS	1,587	100		1,587	125,808
FOP	192	30		58	4,598
FOP	198	30		59	4,677
FST	161	55		89	7,055
TOTALS	2,644			2,299	182,251

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	121.96	280,386	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2093 HX Base Yr 2012



612 SW TAMARACK LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	182,251
TOTAL MARKET OB/XF VALUE	4,175
TOTAL LAND VALUE - MARKET	17,760
TOTAL MARKET VALUE	204,186
SOH/AGL Deduction	79,309
ASSESSED VALUE	124,877
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	73,466
TOTAL JUST VALUE	204,186
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,503

PRMT:1:1: 12X65

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$.

LAND DESCRIPTION

TOTAL OB/XF 4,175

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		00	0.00	0.00	2.22	AC		1.00	1.00	1.00	8,000.00	8,000.00	17,760							

REVIEW DATE 07/12/2024 BY KS Total Acres: 2.22 Total Land Value: 17,760 Market: 0 Agricultural: 0 Common: 17,760 PRINTED 11/17/2026 BY SYS