W1/2 OF SE1/4 OF NW1/4 OF SE1/4.
OF AN UNR S/D).

CABALLERO EDDIE ERNESTO
517 SW LAMBOY CIR
LAKE CITY, FL 32024

2027

16-4S-16-03038-002

BUILDING CHARACTERISTICS

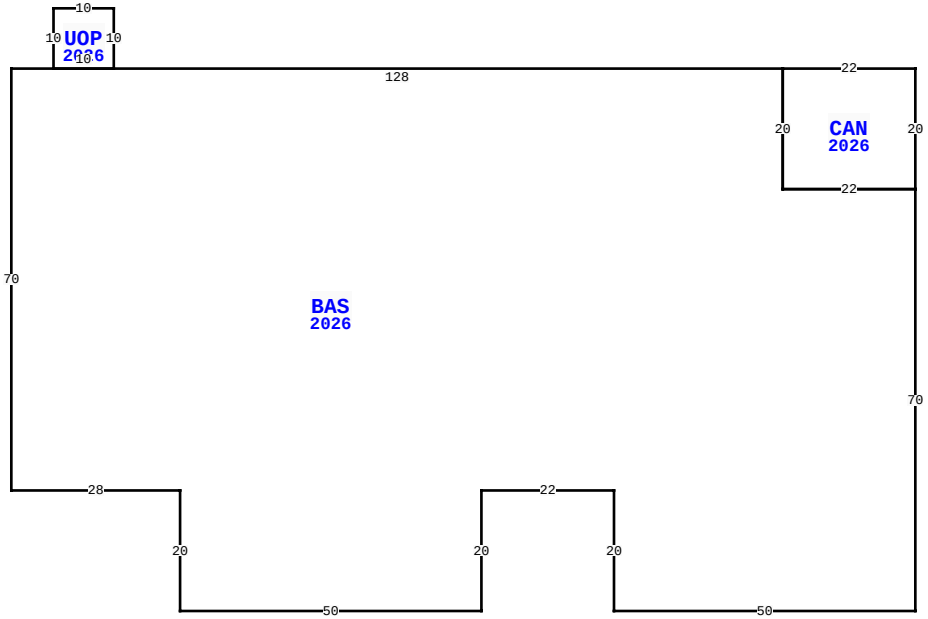
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Interior Floo	00	N/A 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	4100	LIGHT MANUFACTURE
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	12,060	100	2026	12,060	0
CAN	440	30	2026	132	0
UOP	100	30	2026	30	0
TOTALS	12,600			12,222	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	06	12,222	0.0000	0.00	0	2023	2023	0	0	0	1.00	99.00

1 PREF M B S 0% - 2026 Heated Area: 12060 HX Base Yr



194 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	3,150.00	3,150.00	100	2026	2025		100	3,150	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,650
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	61,650
SOH/AGL Deduction	0
ASSESSED VALUE	61,650
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,650
TOTAL JUST VALUE	61,650
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054767	Electrical Servic		01/05/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/871	12/06/2024	WD	Q	I	01	255,000
GRANTOR: MORRISON CHRISTINE R						
GRANTEE: CABALLERO EDDIE ERN						
1454/542	11/30/2021	LE	U	I	14	100
GRANTOR: MORRISON THOMAS E (EN						
GRANTEE: MORRISON CHRISTINE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=86,16] W128 S70 E28 S20 E50 N20 E22 S20 E50 N70 W22 N20 $
CAN=[YR=2026;ORIG=86,16] E22 S20 W22 N20 $
UOP=[YR=2026;ORIG=-35,6] E10 S10 W10 N10 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,650

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	4100	C	LIGHT MFG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 05/04/2026 BY KS Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS