LOT 18 DOUBLE RUN ACRES S/D.

623-196, 795-1823, PB 1498-2521,

AREVALO JOSE CRUZ
1205 NW LAKE JEFFERY RD
LAKE CITY, FL 32055

2027

17-3S-17-04971-018

BUILDING CHARACTERISTICS

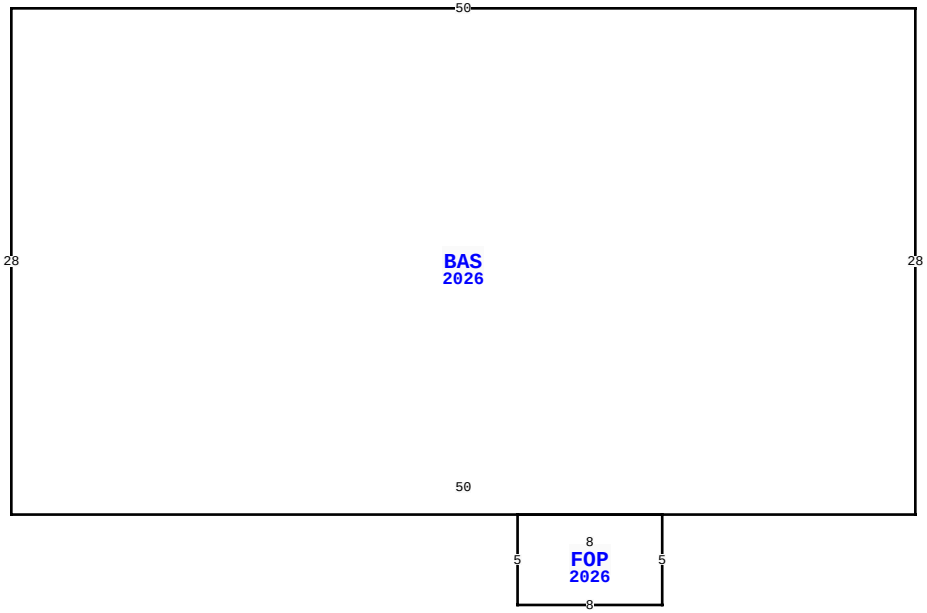
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100	2026	1,400	177,100
FOP	40	30	2026	12	1,518
TOTALS	1,440			1,412	178,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,412	115.0000	126.50	178,618	2025	2025	0	0	0	0.00	100.00

2 SINGLE FAM 0% - 2026 Heated Area: 1400 HX Base Yr



165 NE SHELLY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0166	CONC,PAVMT	0	0	0	0	520.00	UT	5.00	5.00	100	2026	2025		100	2,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	178,618
TOTAL MARKET OB/XF VALUE	10,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	207,518
SOH/AGL Deduction	0
ASSESSED VALUE	207,518
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	207,518
TOTAL JUST VALUE	207,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	210,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052257	New Residential C	120,000	02/05/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/118	8/14/2025	WD	Q	I	01	265,000
GRANTOR: REYES DAVID						
GRANTEE: AREVALO JOSE CRUZ						
1514/950	4/24/2024	WD	Q	I	01	27,500
GRANTOR: SADLER BRYANNA						
GRANTEE: REYES DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=13,19] E50 S28 W50 N28 $
FOP=[YR=2026;ORIG=41,47] E8 S5 W8 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 10,400

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/27/2026 BY robin Total Acres: 1.16 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS