COMM SE COR OF SW1/4 OF NW1/4, W
R/W 441, N 909 FT TO POB, W 256
256 FT, S 186 FT TO POB.

DIAZ LAZARO MORALES/PEREZ CONSUELO ORTIZ
3513 PINEWOOD AVE
WEST PALM BEACH, FL 33407

2027

17-3S-17-05000-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR 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	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

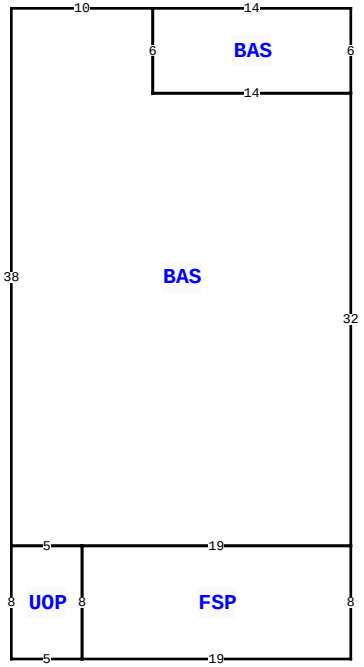
NEIGHBORHOOD/LOC 17317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	5,704
BAS	828	100		828	56,220
FSP	152	40		61	4,142
UOP	40	20		8	543
TOTALS	1,104			981	66,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	981	94.9666	104.46	102,475	1950	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 912 HX Base Yr



3046 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
4	0031	BARN,MT AE	0	0	24	34	816.00	UT	9.00	9.00	100	2010	2010	3	100	7,344	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,609
TOTAL MARKET OB/XF VALUE	7,994
TOTAL LAND VALUE - MARKET	16,350
TOTAL MARKET VALUE	90,953
SOH/AGL Deduction	0
ASSESSED VALUE	90,953
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,953
TOTAL JUST VALUE	90,953
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	92,164

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/203	5/30/2024	WD	Q	I	01	95,000

GRANTOR: WALDRON SHIRLEY J

GRANTEE: DIAZ LAZARO MORALES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 S38 UOP= S8 E5 N8 W5$ E5 FSP= S8 E19 N8 W19$ E19 N32
BAS= N6 W14 S6 E14$ W14 N6$.

LAND DESCRIPTION

TOTAL OB/XF 7,994

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		00	0.00	0.00	1.09	AC		1.00	1.00	1.00	15,000.00	15,000.00	16,350							

REVIEW DATE 06/10/2024 BY TP Total Acres: 1.09 Total Land Value: 16,350 Market: 0 Agricultural: 0 Common: 16,350 PRINTED 11/17/2026 BY SYS