

COMM SE COR OF SEC, RUN N ALONG
306.36 FT FOR POB, RUN W 469.42
458.74 FT, E 127.05 FT, N 632.69

BELLAVISTA ITS IRREVOCABLE TRUST DATED FEBRUARY 16
431 SW DARILYN GLN
LAKE CITY, FL 32025

2026

18-4S-17-08479-004



ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL	SID 100
Roof Structur	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		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,649	100	
FCP	648	25	
FOP	160	35	
UST	540	45	
TOTALS	2,997		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2025								
Heated Area: 1649 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			128,875
TOTAL MARKET OB/XF VALUE			12,325
TOTAL LAND VALUE - MARKET			45,000
TOTAL MARKET VALUE			171,852
SOH/AGL Deduction			0
ASSESSED VALUE			171,852
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			171,852
TOTAL JUST VALUE			186,200
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20966	M H	125	08/08/2003
15244	M H	125	03/19/1999
14536	GARAGE	55	09/18/1998
14084	M H	125	06/02/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/1291	6/18/2024	QC	U	I	11	100
GRANTOR: RAMIERZ ERICK R						
GRANTEE: BELLAVISTA ITS IRRE						
1476/2442	10/07/2022	QC	U	I	11	100
GRANTOR: RAMIREZ ERICK R						
GRANTEE: RAMIREZ ERICK R						

EXTRA FEATURES		431 SW DARILYN GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	1,125.00
3	9945	Well/Sept	7,000.00
4	9947	Septic	3,000.00

TOTAL OB/XF												12,325					
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC, PAVMT	0	0	25	30	750.00	UT	1.50	1.50	100	0	0	3	100	1,125	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W67 S27 E47 FOP= E20 FCP= E24 UST= E20 N27 W20 S27\$ N27 W24 S27\$ N14 W8 S10 W12 S4\$ N4 E12 N10 E8 N13\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	0200	C	MBL HM	0		A-1	0.00	0.00	5.60	AC		1.00	1.00	1.00	4,500.00	4,500.00	25,200							
3	6200	A	PASTURE 3	0					3.40	AC		1.00	1.00	1.00	280.00	280.00	952							
4	9910	M	MKT. VAL. AG	0					3.40	AC		1.00	1.00	1.00	4,500.00	4,500.00	15,300							

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458.74 FT, E 127.05 FT, N 632.69

BELLAVISTA ITS IRREVOCABLE TRUST DATED FEBRUARY 16
431 SW DARILYN GLN
LAKE CITY, FL 32025

2026

18-4S-17-08479-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	02	MIN PLYWD	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
Quality	03	03	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	18417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,280	100	
TOTALS	1,280		1,280 68,309

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0201	02	1,280	101.0700	97.03	124,198	1998	1998		0	0	45.00	55.00												
3 MANUF 1 0% - 2025			Heated Area: 1280			HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">BLD DATE</td> <td></td> <td style="width: 15%;">LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>04/24/2023</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	04/24/2023
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INC DATE		AG DATE	04/24/2023																					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			128,875
TOTAL MARKET OB/XF VALUE			12,325
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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												
431 SW DARILYN GLN, LAKE CITY																								
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TOTALS 0																								

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W80 S16 E80 N16\$.

LAND DESCRIPTION													TOTAL OB/XF												
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	