COMM SW COR OF NE1/4 OF NW1/4, R
TO N R/W WARD RD, RUN E 343.92 F
LOT 1 FOR POB, RUN N 15 DEG W 82

PEDRAZA JOEL/FLORES MARCOLINA
113 SW ELIZABETH CT
LAKE CITY, FL 32025

2027

19-4S-17-08521-000

BUILDING CHARACTERISTICS

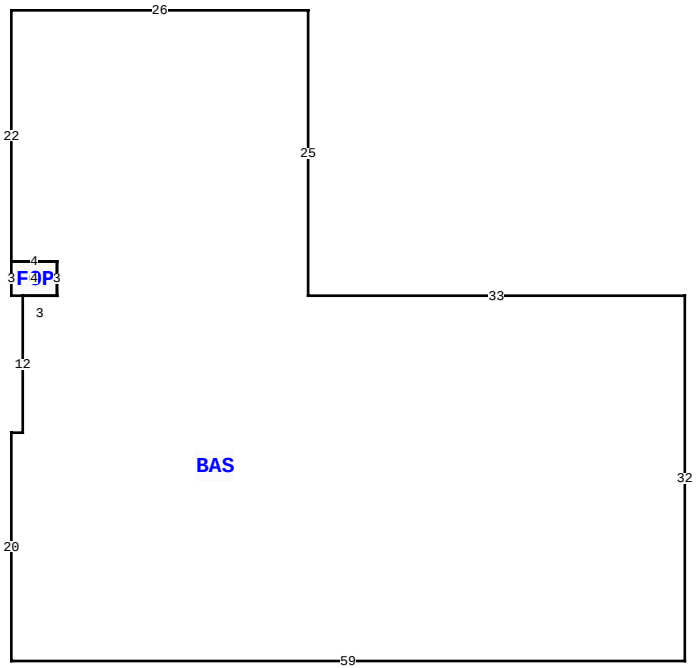
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100		2,514	95,542
FOP	12	30		4	152
TOTALS	2,526			2,518	95,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0101	01	2,518	79.1753	63.34	159,490	1990	1990	0	0	0	40.00	60.00

1 SFR/MH CON 100% - 2026 Heated Area: 2514 HX Base Yr 2026



113 SW ELIZABETH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	95,694
TOTAL MARKET OB/XF VALUE	288
TOTAL LAND VALUE - MARKET	15,480
TOTAL MARKET VALUE	111,462
SOH/AGL Deduction	0
ASSESSED VALUE	111,462
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	60,051
TOTAL JUST VALUE	111,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30280	REMODEL	0	07/12/2012
26981	MAINT/ALTR	35	05/06/2008
22731	M H	393	01/26/2005
12735	SFR	400	07/03/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0721	5/19/2017	WD	Q	I	01	40,000
GRANTOR: BONITA WARE FLOWERS						
GRANTEE: JOEL PEDRAZA & MARC						
1287/1432	12/19/2014	QC	U	I	11	100
GRANTOR: BERNARD FLOWERS						
GRANTEE: BONITA WARE FLOWERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 N25 W26 S22 FOP= S3E4 N3 W4$ E4 S3 W3 S12 W1 S20 E59N32$.

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	12	20	240.00	UT	2.00	2.00	60	2003	2003	3	60	288	

LAND DESCRIPTION

TOTAL OB/XF 288

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	0.86	AC		1.00	1.00	1.20	15,000.00	18,000.00	15,480							

REVIEW DATE 05/10/2017 BY DF Total Acres: 0.86 Total Land Value: 15,480 Market: 0 Agricultural: 0 Common: 15,480 PRINTED 11/17/2026 BY SYS