N1/2 OF LOT 17 DAVIS S/D.

806-1877, 842-1684, 903-1859, 98

CORDARO ANTONINO/CORDARO LUCIA
9106 132ND TER
LIVE OAK, FL 32060

2027

20-2S-16-01657-050

BUILDING CHARACTERISTICS

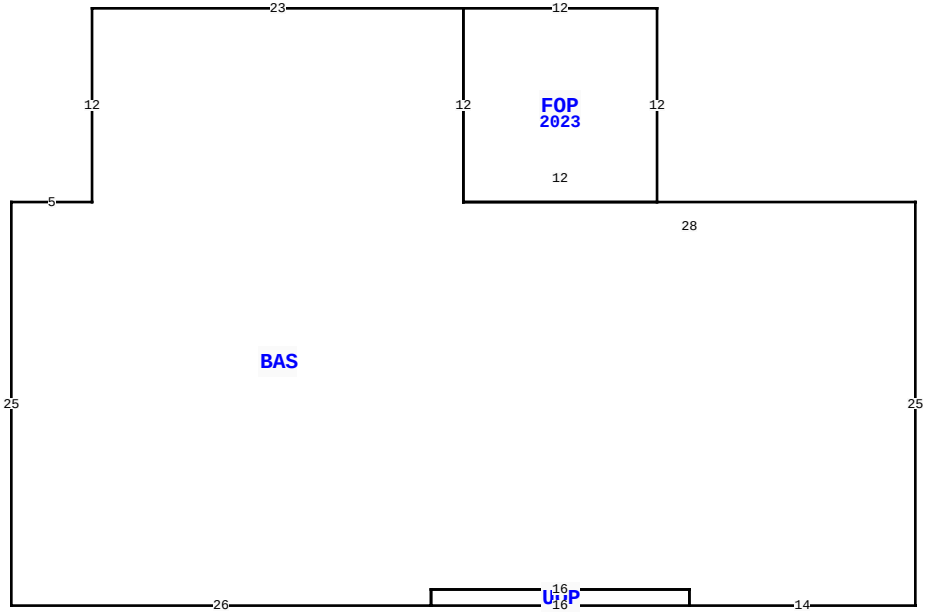
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	20216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	94,212
FOP	144	35	2023	50	2,838
UOP	16	25		4	227
TOTALS	1,820			1,714	97,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,714	110.9600	103.19	176,868	1992	1992	0	0	0	45.00	55.00

1 MANUF 1 100% - 2024 Heated Area: 1660 HX Base Yr 2024



619 NW LONNIE LN, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
4	0081	DECKING WI	0	100	0	0	1.00	UT	800.00	800.00	100	2027	2026		100	800	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	97,277
TOTAL MARKET OB/XF VALUE	14,000
TOTAL LAND VALUE - MARKET	15,378
TOTAL MARKET VALUE	126,655
SOH/AGL Deduction	53,432
ASSESSED VALUE	73,223
TOTAL EXEMPTION VALUE	HX HB VX 53,223
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	126,655
NCON VALUE	1,800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	105,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17106	M H	125	06/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1567	2/27/2026	WD	Q	I	01	157,000
GRANTOR: ROGERS JC						
GRANTEE: CORDARO ANTONINO						
1492/1863	6/07/2023	WD	U	V	37	15,000
GRANTOR: LAND ON LONNIE LANE W						
GRANTEE: ROGERS JC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W28 N12 W23 S12 W5 S25 E26 N1 E16 S1 E14 N25 $
UOP=[ORIG=-30,25] E16 N1 W16 S1 $
FOP=[YR=2023;ORIG=-28,-12] S12 E12 N12 W12 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,000

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		A-1	0.00	0.00	1.82	AC		1.00	1.00	0.60	11,000.00	6,600.00	12,012							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.51	AC		1.00	1.00	0.60	11,000.00	6,600.00	3,366							

REVIEW DATE 06/26/2026 BY TP Total Acres: 2.33 Total Land Value: 15,378 Market: 0 Agricultural: 0 Common: 15,378 PRINTED 11/17/2026 BY SYS