

(AKA LOTS 12,13 & 14, SUNNY-BROO
DESC AS): COMM SW COR OF NW1/4 O
360 FT TO N R/W LINE OF NE SUNNY

VELASQUEZ CESAR H LOPEZ/DIAZ MIRIAM N MORALES
2224 N US HIGHWAY 441
LAKE CITY, FL 32055

2026

20-3S-17-05180-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 6,360 TOTAL LAND VALUE - MARKET 21,562 TOTAL MARKET VALUE 27,922 SOH/AGL Deduction 0 ASSESSED VALUE 27,922 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,922 TOTAL JUST VALUE 27,922 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 73,369																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1526/765</td> <td>10/29/2024</td> <td>WD</td> <td>U</td> <td>I</td> <td>16</td> <td>80,000</td> </tr> </tbody> </table> GRANTOR: SMITH JAMES L GRANTEE: VELASQUEZ CESAR H L 1519/727 7/16/2024 PB U I 18 0 GRANTOR: CLERK OF COURT (EST O) GRANTEE: TANICO CONNIE LYNN										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1526/765	10/29/2024	WD	U	I	16	80,000
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1526/765	10/29/2024	WD	U	I	16	80,000																																					
																				BUILDING NOTES 																							
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TOTALS EXTRA FEATURES 383 NE SUNNYBROOK ST, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE																							
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	0294	SHED WOOD/	0	0	28	26	1.00	UT	0.00	0.00	100	0	0	3	100	200																											
2	0252	LEAN-TO W/	0	0	10	19	100.00	UT	2.00	2.00	100	1993	1993	3	100	200																											
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																											
4	0252	LEAN-TO W/	0	0	12	40	480.00	UT	2.00	2.00	100	1993	1993	3	100	960																											
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,800																											
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200																											
										TOTAL OB/XF 6,360																																	
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	0700	C	MISC RES	0			0.00	0.00	71,874.00	SF		1.00	1.00	0.60	0.50	0.30	21,562																										
REVIEW DATE 02/06/2026 BY CM Total Acres: 1.65 Total Land Value: 21,562 Market: 0 Agricultural: 0 Common: 21,562 PRINTED 05/12/2026 BY SYS																																											