(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

**2027**

**20-3S-17-05180-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |
| | | |
| | | |
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| | | | |
|---|---|---|---|
| DOR CODE | 0700 | MISC IMPROVED | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 20317.010 1.00/ | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| | | | | | |
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

383 NE SUNNYBROOK ST, 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 | 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 | 27,922 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| 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 |
| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 | 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 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,360

| 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 | 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 11/17/2026 BY SYS