

COMM NW COR, RUN S 557 FT, NE 33
 FOR POB, N 411.71 FT, E 249.03 F
 FT, SW 253.19 FT TO POB.

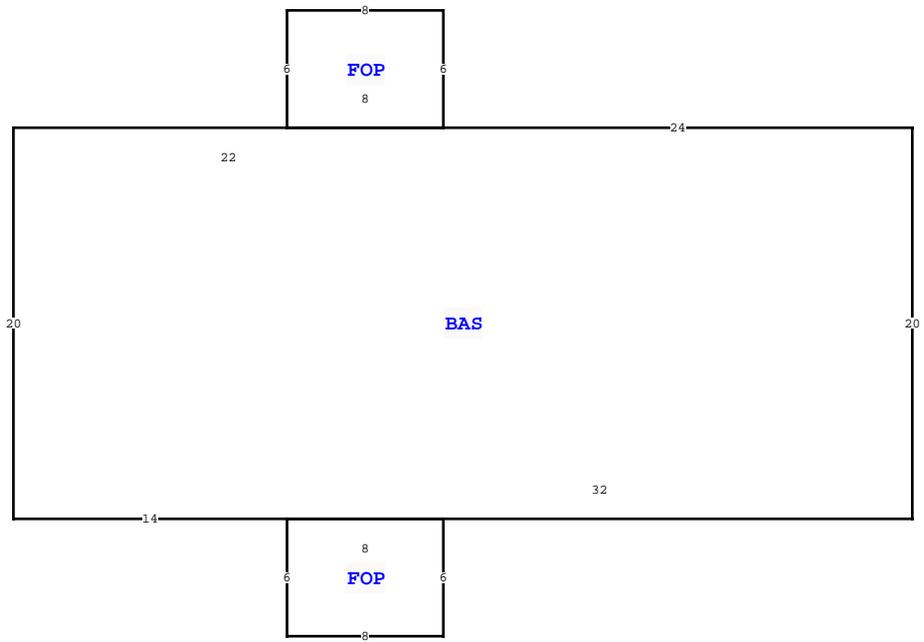
ROMERO ARTEMIO NIZ/ROMERO SANDRA
 258 NW GERSON LN
 LAKE CITY, FL 32055

2026

20-3S-17-05217-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	
FOP	48	30	
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TOTALS	1,016		948
			80,211

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	948	107.9520	123.07	116,670	1960	2000	0	0	0	31.25	68.75		
2 SINGLE FAM 0% - 2021 Heated Area: 920 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		80,211	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		13,500	
TOTAL MARKET VALUE		97,211	
SOH/AGL Deduction		0	
ASSESSED VALUE		97,211	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		97,211	
TOTAL JUST VALUE		97,211	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		97,236	
XFOB:3:1: CYPRE MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
15645	M H	125	06/11/1999
9964	REMODEL	135	07/17/1995
7950	M H	100	01/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/2164	2/28/2020	WD	Q	I	01	79,000
GRANTOR: MARY FELTON						
GRANTEE: ARTEMIO NIZ & SANDR						
1394/2098	9/03/2019	WD	U	I	11	100
GRANTOR: WALTER & HOPE NORRIS						
GRANTEE: MARY L FELTON						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00

TOTAL OB/XF																								
3,500																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		00	0.00	0.00	2.25	AC		1.00	1.00	1.00	6,000.00	6,000.00	13,500							

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W24 FOP= N6 W8 S6 E8\$ W22 S20 E14 FOP= S6 E8 N6 W8\$E32 N20\$.