

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.

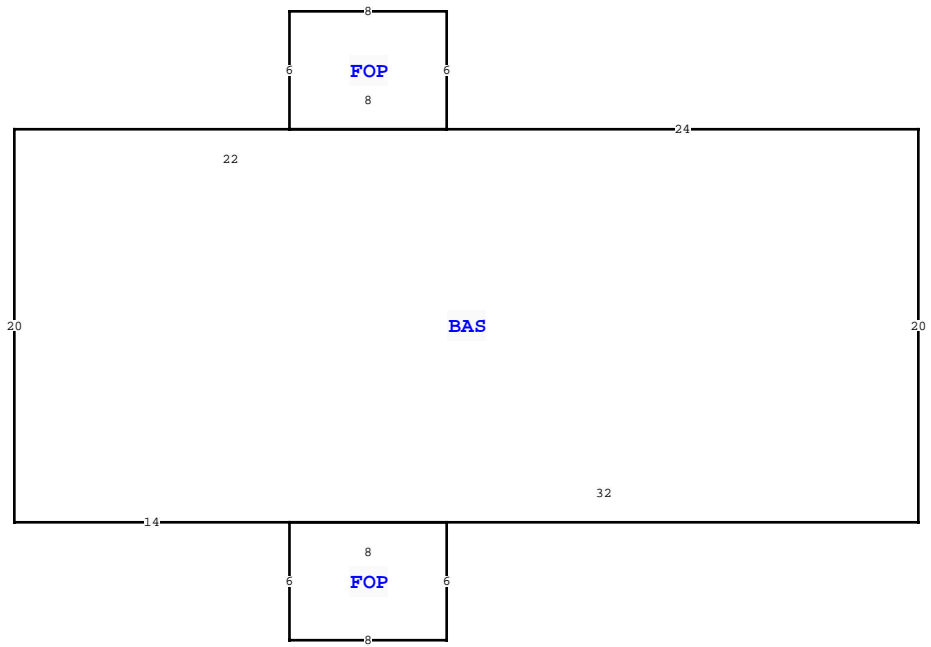
ROMERO ARTEMIO NIZ/ROMERO SANDRA
258 NW GERSON LN
LAKE CITY, FL 32055

2026

20-3S-17-05217-008
VALUATION SUMMARY

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 Floor	14	CARPET	90
Interior Floor	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	
FOP	48	30	
TOTALS	1,016		948

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	120.91	114,623	1960	2000	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		78,803	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		13,500	
TOTAL MARKET VALUE		95,803	
SOH/AGL Deduction		0	
ASSESSED VALUE		95,803	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		95,803	
TOTAL JUST VALUE		95,803	
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													
BLD DATE		LGL DATE											
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES									

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

LAND DESCRIPTION										TOTAL OB/XF														
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	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							