LOT 5 VILLA GRANADA S/D.
WD 1304-43,

ALTIMIRANO FAUSTINO
649 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2026

20-3S-17-05393-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

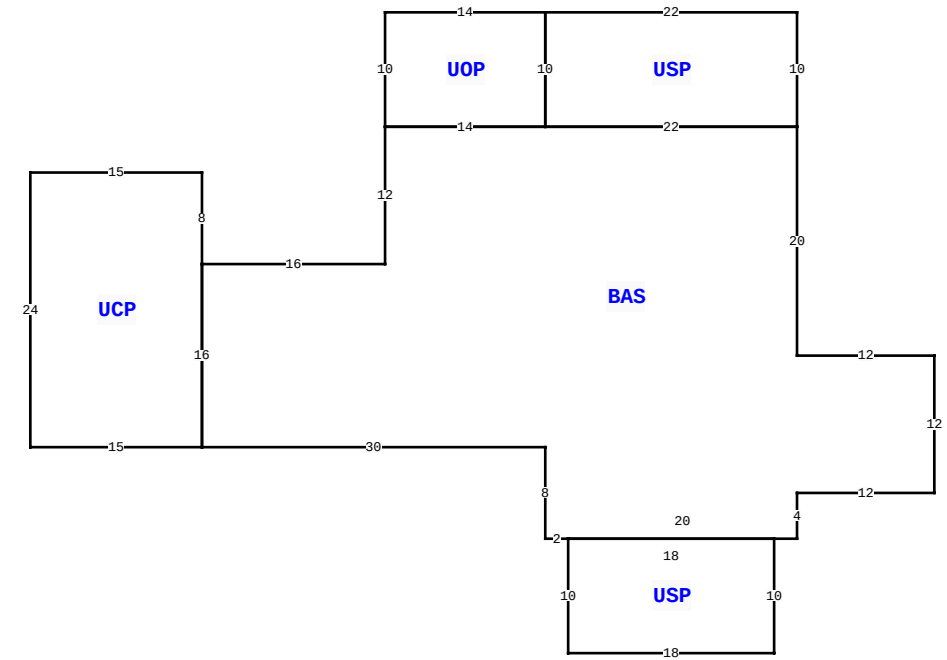
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	60,561
UCP	360	20		72	2,753
UOP	140	20		28	1,071
USP	180	35		63	2,409
USP	220	35		77	2,944
TOTALS	2,484			1,824	69,737

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,824	51.5970	58.82	107,288	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1584 HX Base Yr



647 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	69,737
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	10,725
TOTAL MARKET VALUE	82,962
SOH/AGL Deduction	0
ASSESSED VALUE	82,962
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	82,962
TOTAL JUST VALUE	82,962
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30678	MAINT/ALTR	30	12/19/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1304/0043	11/03/2015	WD	U	I	37	30,000

GRANTOR: WILLIAM A BRETT JR
GRANTEE: FAUSTINO ALTAMIRANO

BUILDING NOTES

BUILDING DIMENSIONS

USP= N10 W22 S10 E22$ BAS= W22 UOP= N10 W14 S10 E14$ W14 S12 W16 UCP= N8W15 S24 E15 N16$ S16 E30 S8 E2USP= S10 E18 N10 W18$ E20 N4 E12 N12 W12 N20$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	0			0.00	0.00	21,450.00	SF		1.00	1.00	1.00	0.50	0.50	10,725							

REVIEW DATE 08/24/2015 BY DF Total Acres: 0.49 Total Land Value: 10,725 Market: 0 Agricultural: 0 Common: 10,725 PRINTED 05/12/2026 BY SYS