

LOTS 9 & 10 BLOCK 9 RUBY PARK S/
754-1109, WD 1001-1193, WD 1141-

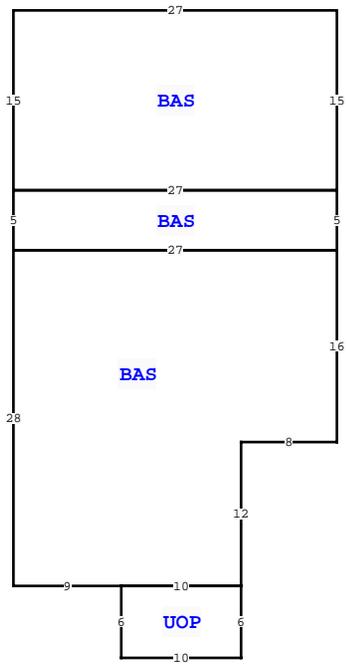
PERERA ELVIS
253 NW SAWYER TER
LAKE CITY, FL 32055

2026

20-3S-17-05471-000
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	20317.080	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	135	100	
BAS	405	100	
BAS	660	100	
UOP	60	20	
TOTALS	1,260		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024	146.03	176,988	1950	1990	0	0	35.00	65.00
					Heated Area: 1200	HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			115,042
TOTAL MARKET OB/XF VALUE			900
TOTAL LAND VALUE - MARKET			3,988
TOTAL MARKET VALUE			119,930
SOH/AGL Deduction			791
ASSESSED VALUE			119,139
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			67,728
TOTAL JUST VALUE			119,930
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			119,930
SALE:1:1: LOTS 9 & 10, BLK 9, RUBY PARK			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1724	8/09/2023	WD	Q	I	01	129,500
GRANTOR: DAVIS JAY SAMUEL						
GRANTEE: PERERA ELVIS						
1141/2629	1/30/2008	WD	Q	I	03	15,000
GRANTOR: MARK A SHORT						
GRANTEE: JAY SAMUEL DAVIS						

EXTRA FEATURES		253 NW SAWYER TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0261	PRCH, UOP	0 100
2	0169	FENCE/WOOD	0 100

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	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S28 E9 E10 N12 E8 N16 \$	
BAS=[ORIG=0,-5] N15 W27 S15 E27 \$	
BAS=[ORIG=0,0] N5 W27 S5 E27 \$	
UOP=[ORIG=-18,28] S6 E10 N6 W10 \$	

LAND DESCRIPTION		TOTAL OB/XF										900												
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	100		00	0.00	0.00	15,953.00	SF		1.00	1.00	1.00	0.25	0.25	3,988							