

BEG NE COR OF SE1/4 OF SW1/4, RU  
162.76 FT TO E R/W NORRIS RD, N  
N'LY TERMINUS 25 FT, N 256.48 FT

JONES ROXI MARIE/WALDRON ARIK BUDDY  
301 SW VILLA CT  
LAKE CITY, FL 32024

**2026**

21-4S-16-03081-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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	06
NEIGHBORHOOD/LOC	21416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,605	100	
FOP	35	30	
PTO	80	5	
PTO	281	5	
PTO	360	5	
TOTALS	2,361		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,651	114.8000	130.87	216,066	1977	1977	0	0	35.00	65.00

1 SINGLE FAM 50% - 2024 Heated Area: 1605 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		140,443	
TOTAL MARKET OB/XF VALUE		2,100	
TOTAL LAND VALUE - MARKET		63,000	
TOTAL MARKET VALUE		205,543	
SOH/AGL Deduction		4,772	
ASSESSED VALUE		200,771	
TOTAL EXEMPTION VALUE	HA HAB	51,411	
BASE TAXABLE VALUE		149,360	
TOTAL JUST VALUE		205,543	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		203,086	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/557	4/26/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JONES ROXI MARIE						
0952/1405	2/21/2002	WD	Q	I	03	100
GRANTOR: OSCAR BAURES						
GRANTEE: LINDA BAURES						

EXTRA FEATURES		301 SW VILLA CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0190	FPLC PF	1,200.00
2	0294	SHED WOOD/	0.00
3	0252	LEAN-TO W/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025		MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
PTO= E5 N25 PTO= N20 W18 S20 E18\$ W18 S12 E13 S13\$ BAS= N13 W26 S5 W28 S21 E21 FOP= E7 N5 W7 S5\$ N5 E7 S5 E7S8 W7 S16 E18 N8 PTO= E5 N16 W5 S16\$ N16 E8 N13\$.											

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	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							