COMM NE COR SE1/4 OF SW1/4, W 37
258.09 FT FOR POB, E 162.76 FT T
NORRIS RD, S 267 FT, W 162.76 FT

SURGENER MARGARET/SURGENER BRIAN
282 SW VILLA CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-008

BUILDING CHARACTERISTICS

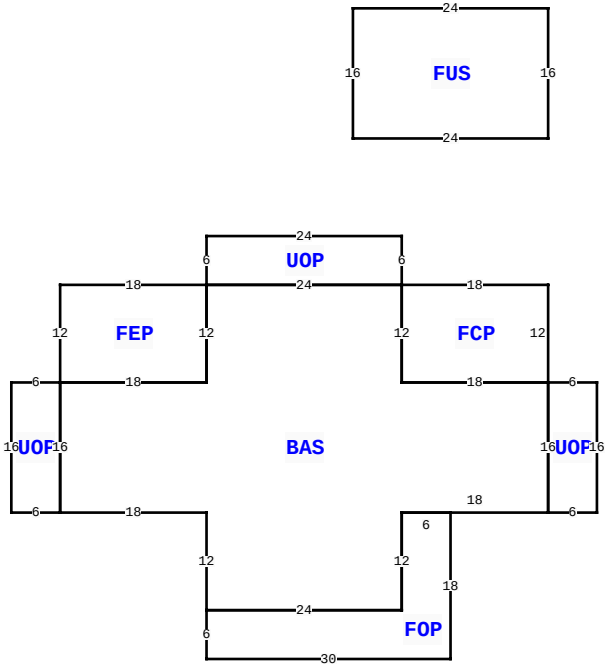
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	126,178
FCP	216	25		54	4,436
FEP	216	80		173	14,212
FOP	252	30		76	6,243
FUS	384	100		384	31,545
UOP	96	20		19	1,561
UOP	96	20		19	1,561
UOP	144	20		29	2,382
TOTALS	2,940			2,290	188,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,290	114.8868	126.38	289,410	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1920 HX Base Yr



282 SW VILLA CT, LAKE CITY

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0060	CARPORT F	0	100	21	21	441.00	UT	3.00	3.00	70	1993	1993	3	70	926	
4	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2007	2007	3	100	2,160	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	188,116
TOTAL MARKET OB/XF VALUE	5,486
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	228,602
SOH/AGL Deduction	122,642
ASSESSED VALUE	105,960
TOTAL EXEMPTION VALUE	HX HB WX SX 105,960
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	228,602
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051456	Roof Replacement	15,750	11/08/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1784	9/27/2022	QC	U	I	11	100
GRANTOR: SURGENER MARGARET						
GRANTEE: SURGENER BRIAN						
0727/0621	7/01/1990	WD	Q	I	01	0
GRANTOR: PERRY FRED						
GRANTEE: SURGENER DENVER						

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N12 W18 S12 E18$ BAS= W18 N12 UOP= N6 W24 S6 E24$ W24
FEP= W18 S12 E18 N12$ S12W18 UOP= W6 S16 E6 N16$ S16 E18S12
FOP= S6 E30 N18 W6 S12W24$E24 N12 E18 UOP= E6 N16 W6 S16$N16$
PTR=N30 FUS= N16 W24 S16 E24$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,486

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS