LOT 5, BLOCK E SUWANNEE VALLEY E
517-169, 1040-1907, WD 1065-2163

PICCIONI JOSEPH/D'ANTONI-JUSTINIANO CARLA F
204 NW AUSTIN WAY
LAKE CITY, FL 32055

2027

22-2S-16-01716-005

BUILDING CHARACTERISTICS

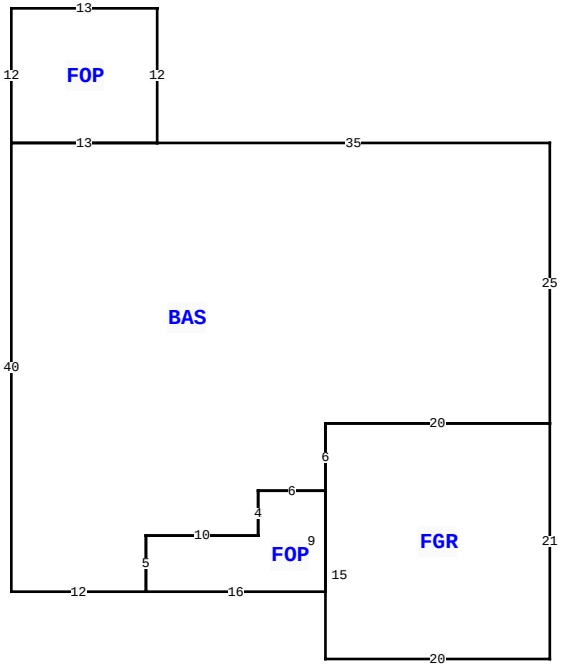
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	151,300
FGR	420	55		231	23,054
FOP	104	30		31	3,094
FOP	156	30		47	4,690
TOTALS	2,196			1,825	182,139

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,825	110.6420	121.71	222,121	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2026 Heated Area: 1516 HX Base Yr 2026



204 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	05/07/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,139
TOTAL MARKET OB/XF VALUE		12,427
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		206,566
SOH/AGL Deduction		0
ASSESSED VALUE		206,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,155
TOTAL JUST VALUE		206,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054529	Roof Replacement	15,610	11/19/2025
24875	SFR	496	08/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/69	1/29/2021	WD	U	I	12	143,500
GRANTOR: NATIONS LENDING CORPO						
GRANTEE: PICCIONI JOSEPH						
1423/0966	10/21/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NATIONS LENDING COR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N12 W13 S12 E13$ W13 S40 E12 FOP= E16 N9 W6 S4 W10 S5$ N5 E10 N4 E6 FGR= S15 E20 N21 W20 S6$ N6 E20 N25$.

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	0166	CONC,PAVMT	0	100	0	0	868.00	UT	1.50	1.50	100	2007	2007	3	100	1,302	
2	0120	CLFENCE 4	0	100	0	0	200.00	UT	7.50	7.50	75	2008	2008	3	75	1,125	
3	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 12,427

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.27 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS