LOT 2 BLOCK E SUWANNEE VALLEY ES
454-518, 471-718, 1040-1902, WD

FINOL ARMANDO JOSUE RUIZ/RUIZ DEANNAH LYNN
204 NW SPARR LN
LAKE CITY, FL 32055

2027

22-2S-16-01720-002

BUILDING CHARACTERISTICS

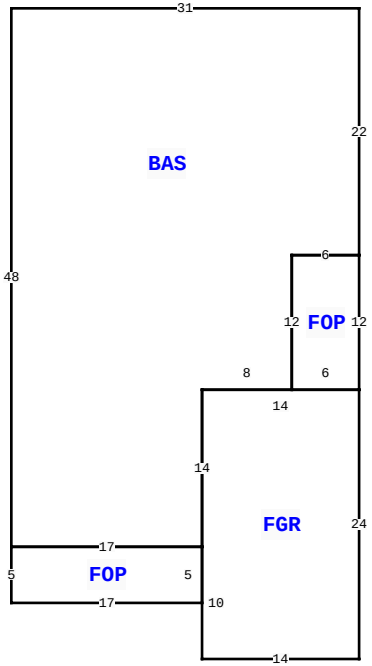
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	06
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	1,220	100		1,220	150,804
FGR	336	55		185	22,868
FOP	72	30		22	2,719
FOP	85	30		26	3,214
TOTALS	1,713			1,453	179,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,453	119.5425	131.50	191,070	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1220 HX Base Yr 2021



204 NW SPARR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0166	CONC,PAVMT	0	100	0	0	672.00	UT	2.25	2.25	100	2020	2020	3	100	1,512	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,606
TOTAL MARKET OB/XF VALUE		1,512
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		193,118
SOH/AGL Deduction		30,398
ASSESSED VALUE		162,720
TOTAL EXEMPTION VALUE	HX HB WX VP	130,827
BASE TAXABLE VALUE		31,893
TOTAL JUST VALUE		193,118
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39846	SFR	0	05/29/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/859	8/14/2026	WD	Q	I	01	243,000
GRANTOR: DOWLING MARSHA M						
GRANTEE: FINOL ARMANDO JOSUE						
1422/2518	10/22/2020	WD	Q	I	01	149,900
GRANTOR: JIM INGLESE & JANET J						
GRANTEE: RAYMOND G & MARSHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S48 FOP= S5 E17 N5 W17$ E17 FGR= S10 E14 N24 W14 S14$ N14 E8 FOP= E6 N12 W6 S12$ N12 E6 N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,512

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: 0.28 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS