LOT 7 LAKE CITY AIRPARK S/D.
456-84, 721-129, 819-1850, 846-7

CASTILLO ALFREDO/BUENO ANA
4610 JEFFERSON ST
HOLLYWOOD, FL 33021

2027

22-5S-17-09322-007

BUILDING CHARACTERISTICS

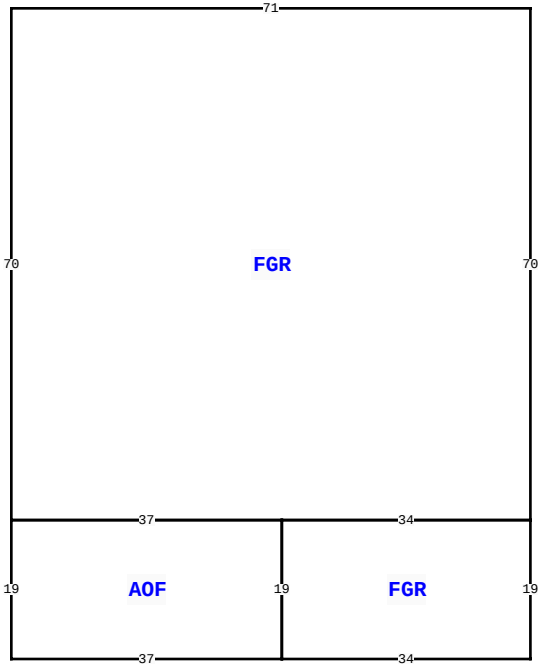
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	01	MINIMUM 80
Interior Wall	05	DRYWALL 20
Interior Floo	03	CONC FINSH 90
Interior Floo	14	CARPET 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	05	STEEL 100
Story Height		20 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	703	150		1,054	20,828
FGR	646	70		452	8,932
FGR	4,970	70		3,479	68,749
TOTALS	6,319			4,985	98,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8500	06	4,985	101.7249	37.64	187,635	1994	1994	0	0	0	47.50	52.50

1 AIR HANGAR 100% - 2020 Heated Area: 703 HX Base Yr 2020



580 SW AVIATION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		520,154
TOTAL MARKET OB/XF VALUE		17,516
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		612,670
SOH/AGL Deduction		154,537
ASSESSED VALUE		458,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		406,722
TOTAL JUST VALUE		612,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10498	SFR	520	11/28/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2633	8/24/2026	WD	Q	I	01	735,000
GRANTOR: REDMON NATHAN PAUL						
GRANTEE: CASTILLO ALFREDO						
1385/1934	5/31/2019	WD	Q	I	01	600,000
GRANTOR: GJOEN BEVERLY I						
GRANTEE: NATHAN P REDMAN & S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W71 S70 AOF= S19 E37 N19 W37$ E37 FGR= S19 E34 N19W34$ E34 N70$.

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	5,877.00	UT	1.50	1.50	100	1994	1994	3	100	8,816	
2	0166	CONC,PAVMT	0	100	0	0	5,800.00	UT	1.50	1.50	100	1996	1996	3	100	8,700	

LAND DESCRIPTION

TOTAL OB/XF 17,516

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

REVIEW DATE 08/17/2017 BY BC Total Acres: 4.70 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/16/2026 BY SYS

LOT 7 LAKE CITY AIRPARK S/D.
456-84, 721-129, 819-1850, 846-7

CASTILLO ALFREDO/BUENO ANA
4610 JEFFERSON ST
HOLLYWOOD, FL 33021

2027

22-5S-17-09322-007

BUILDING CHARACTERISTICS

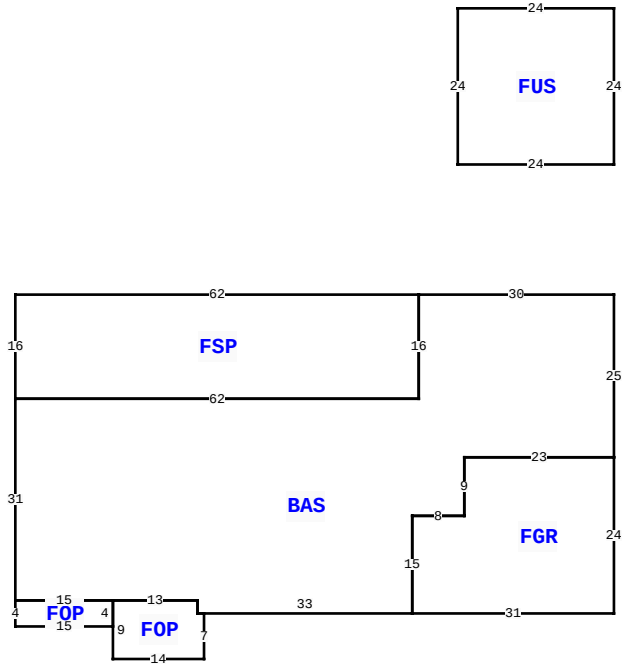
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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 02
NEIGHBORHOOD/LOC	22517.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,788	100		2,788	280,829
FGR	672	55		370	37,269
FOP	60	30		18	1,813
FOP	124	30		37	3,727
FSP	992	40		397	39,989
FUS	576	100		576	58,019
TOTALS	5,212			4,186	421,646

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,186	128.9768	141.87	593,868	1996	1996	0	0	0	29.00	71.00

2 SINGLE FAM 100% - 2020 Heated Area: 3364 HX Base Yr 2020



580 SW AVIATION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		520,154
TOTAL MARKET OB/XF VALUE		17,516
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		612,670
SOH/AGL Deduction		154,537
ASSESSED VALUE		458,133
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		406,722
TOTAL JUST VALUE		612,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		620,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2633	8/24/2026	WD	Q	I	01	735,000
GRANTOR: REDMON NATHAN PAUL						
GRANTEE: CASTILLO ALFREDO						
1385/1934	5/31/2019	WD	Q	I	01	600,000
GRANTOR: GJOEN BEVERLY I						
GRANTEE: NATHAN P REDMAN & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FSP= W62 S16 E62 N16$ S16 W62 S31 FOP= S4 E15 N4 W15$ E15 FOP= S9 E14 N7 W1N2 W13$ E13 S2 E33 FGR= E31 N24 W23 S9 W8 S15$ N15 E8 N9 E23 N25$ PTR= N20 FUS= N24 W24 S24 E24$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2017 BY BC Total Acres: 4.70 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 11/16/2026 BY SYS