

BEG SW COR OF LOT 2 BLOCK 3, MAS
ALONG S LINE OF LOT 2 & LOT 31,
COR LOT 31, N 85.36 FT, W 294.54

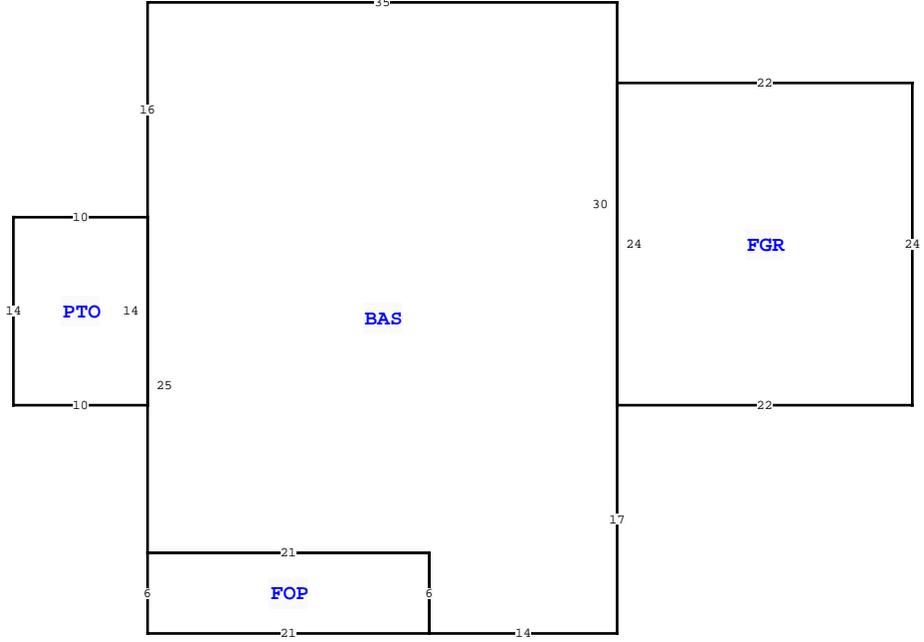
ALVARADO HERNAN A/ALVARADO MIRIAM P
10909 S US HWY 441
LAKE CITY, FL 32025

2026

22-5S-17-09328-014

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	80
Interior Floo	15	HARDTILE	20
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
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,519	100	
FGR	528	55	
FOP	126	30	
PTO	140	5	
TOTALS	2,313		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2007								
				Heated Area: 1519			HX Base Yr 2007				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			204,237
TOTAL MARKET OB/XF VALUE			3,450
TOTAL LAND VALUE - MARKET			25,344
TOTAL MARKET VALUE			233,031
SOH/AGL Deduction			77,217
ASSESSED VALUE			155,814
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			104,403
TOTAL JUST VALUE			233,031
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			229,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1544/366	5/22/2025	LE	U	I	14	100
GRANTOR: ALVARADO HERNAN A						
GRANTEE: ALVARADO HERNAN A (
1088/2562	6/30/2006	WD	Q	V		175,000
GRANTOR: EDIX INVESTMENTS INC						
GRANTEE: HERNAN A & MIRIAM P						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING DIMENSIONS
BAS= W35 S16 PTO= W10 S14 E10 N14\$ S25 FOP= S6 E21 N6 W21\$ E21 S6 E14 N17 FGR= E22 N24 W22 S24\$ N30\$.

EXTRA FEATURES																
L N	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			3.00	100	2006	2006	3	100	3,450	

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	DPHT 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			0.00	0.00	1.28	AC		1.00	1.00	1.10	18,000.00	19,800.00	25,344							