COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN E 351.68 FT TO W R/
272.89 FT, W 301.48 FT, N 270 FT

DELUCA CHARIS R/STODDARD NATHAN
16789 S US HIGHWAY 441
LAKE CITY, FL 32024

**2027**

**22-6S-17-09734-001**

## BUILDING CHARACTERISTICS

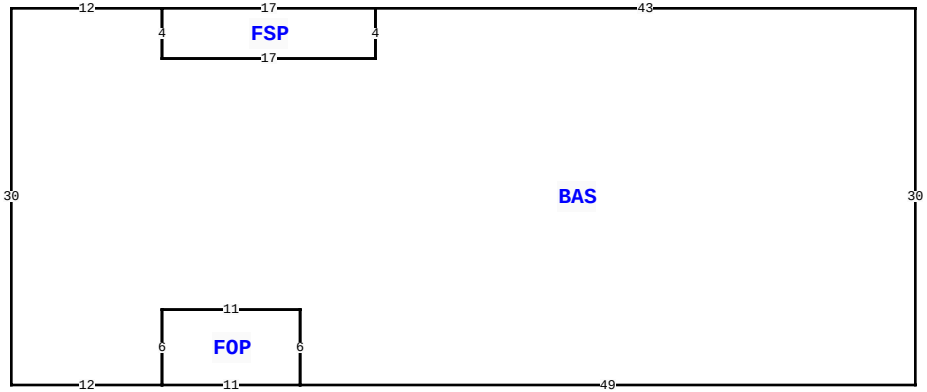
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 22617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,026 | 100 | | 2,026 | 126,462 |
| FOP | 66 | 30 | | 20 | 1,249 |
| FSP | 68 | 40 | | 27 | 1,685 |
| TOTALS | 2,160 | | | 2,073 | 129,396 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,073 | 87.3000 | 96.03 | 199,070 | 1970 | 1985 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 2026 HX Base Yr




16780 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 139,624 |
| TOTAL MARKET OB/XF VALUE | 4,300 |
| TOTAL LAND VALUE - MARKET | 32,000 |
| TOTAL MARKET VALUE | 175,924 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 175,924 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 175,924 |
| TOTAL JUST VALUE | 175,924 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,282 |

PRMT:1:1: RECONNECTION SFD

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 7908 | RECONNECT | 50 | 12/17/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1532/2694 | 2/06/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DELUCA CHARIS R | | | | | | |
| GRANTEE: DELUCA CHARIS R | | | | | | |
| 1532/2684 | 2/06/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DELUCA CHARIS R | | | | | | |
| GRANTEE: DELUCA CHARIS R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W43 FSP= W17 S4 E17 N4$S4 W17 N4 W12 S30 E12 FOP= E11 N6 W11 S6$ N6 E11 S6 E49 N30$.

## LAND DESCRIPTION

TOTAL OB/XF 4,300

| 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 | 0 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 32,000 | | | | | | | |

REVIEW DATE 10/25/2017 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NE1/4 OF NW1/4, R
FOR POB, RUN E 351.68 FT TO W R/
272.89 FT, W 301.48 FT, N 270 FT

DELUCA CHARIS R/STODDARD NATHAN
16789 S US HIGHWAY 441
LAKE CITY, FL 32024

**2027**

**22-6S-17-09734-001**

## BUILDING CHARACTERISTICS

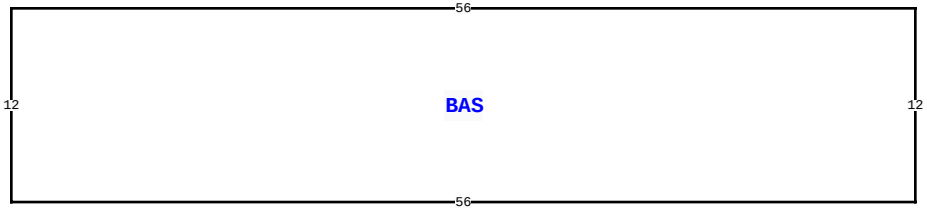
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 02 | 02 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 22617.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 10,228 |
| TOTALS | 672 | | | 672 | 10,228 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 63.4185 | 38.05 | 25,570 | 1980 | 1980 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr




16780 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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| TOTAL LAND VALUE - MARKET | 32,000 |
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| ASSESSED VALUE | 175,924 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 175,924 |
| TOTAL JUST VALUE | 175,924 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 178,282 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
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## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1532/2694 | 2/06/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DELUCA CHARIS R | | | | | | |
| GRANTEE: DELUCA CHARIS R | | | | | | |
| 1532/2684 | 2/06/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DELUCA CHARIS R | | | | | | |
| GRANTEE: DELUCA CHARIS R | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |
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## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
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REVIEW DATE 10/25/2017 BY BC Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS