(AKA LOT 34 BUIE'S TRACT UNREC).
N 259.36 FT OF NW1/4 OF SE1/4 LY

BIHARY-D'ORAZIO LAURA KATHEEN/DORAZIO DOMENICO
586 SW TALL PINE CT
LAKE CITY, FL 32024

2027

24-4S-15-00384-003

BUILDING CHARACTERISTICS

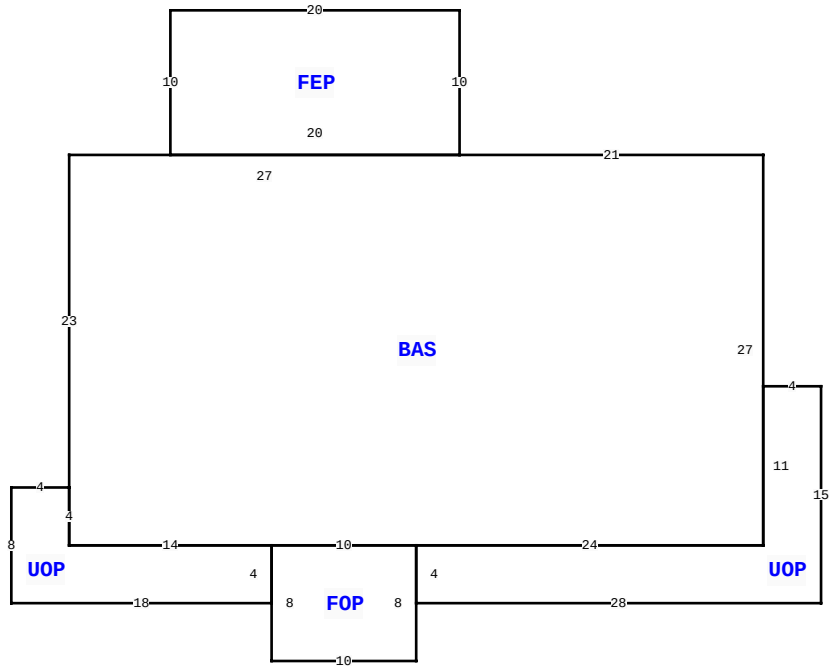
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	77,096
FEP	200	85		170	10,113
FOP	80	35		28	1,665
UOP	88	25		22	1,309
UOP	156	25		39	2,320
TOTALS	1,820			1,555	92,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,555	116.3000	108.16	168,189	1993	1993	0	0	0	45.00	55.00

1 MANUF 1 100% - 2018 Heated Area: 1296 HX Base Yr 2018



586 SW TALL PINE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,504
TOTAL MARKET OB/XF VALUE	8,700
TOTAL LAND VALUE - MARKET	72,900
TOTAL MARKET VALUE	124,316
SOH/AGL Deduction	41,172
ASSESSED VALUE	83,144
TOTAL EXEMPTION VALUE	DX HX HB 56,411
BASE TAXABLE VALUE	26,733
TOTAL JUST VALUE	174,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,096

XFOB:1:1: GENE MH

PRMT:1:1: 28X48

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7216	M H	60	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/995	10/21/2022	WD	U	I	11	100
GRANTOR: BIHARY-D'RAZIO LAURA						
GRANTEE: BIHARY-D'ORAZIO LAU						
1340/0757	6/09/2017	WD	Q	I	01	85,000
GRANTOR: LORI HOLDREN						
GRANTEE: LAURA KATHLEEN LAWR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FEP= N10 W20 S10 E20$ W27 S23 UOP= W4 S8 E18 N4 W14 N4$ S4 E14 FOP= S8 E10 N8 W10$ E10 UOP= S4 E28 N15 W4 S11 W24$ E24 N27$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	100	8	8	1.00	UT	0.00	0.00	100	1996	1996	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,700

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.80	AC		1.00	1.00	1.00	12,000.00	12,000.00	21,600							
2	6200	A	PASTURE 3	100					5.40	AC		1.00	1.00	1.00	280.00	280.00	1,512							
3	9910	M	MKT.VAL.AG	100					5.40	AC		1.00	1.00	1.00	9,500.00	9,500.00	51,300							

REVIEW DATE 05/13/2025 BY KS Total Acres: 7.20 Total Land Value: 23,112 Market: 51,300 Agricultural: 1,512 Common: 21,600 PRINTED 11/17/2026 BY SYS