

COMM SW COR OF SW1/4 OF NE1/4, R  
N 254.02 FT FOR POB, CONT N 210  
210 FT, W 210 FT TO POB. (AKA LO

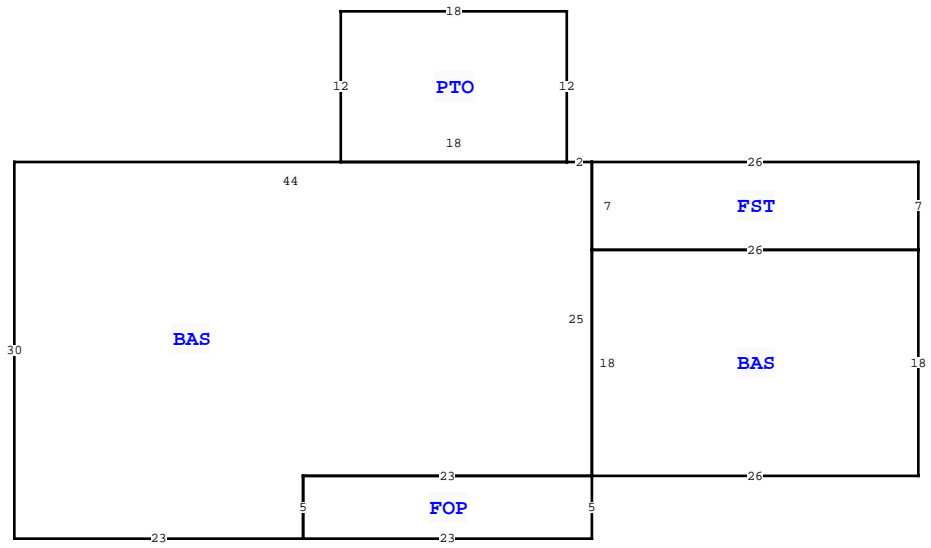
SAUSEDA LEON W  
169 SW AUDREY WAY  
LAKE CITY, FL 32025

**2026**

24-4S-16-03103-013  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	21	STONE	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame		N/A	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	06
NEIGHBORHOOD/LOC	24416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	468	100	
BAS	1,265	100	
FOP	115	30	
FST	182	55	
PTO	216	5	
TOTALS	2,246		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2025								
Heated Area: 1733						HX Base Yr					



EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	18	47	UT	1.50	1.50	100	1993
2	0070	CARPORT UF	0	0	0	0	UT	1,000.00	1,000.00	50	1993
3	0296	SHED METAL	0	0	12	24	UT	5.00	5.00	100	1993
4	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2014
5	0070	CARPORT UF	0	0	0	0	UT	0.00	0.00	100	2019

TOTAL OB/XF											
3,909											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	0		A-1	210.00	210.00	1.00	LT	

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	35,000.00	35,000.00	35,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			164,306
TOTAL MARKET OB/XF VALUE			3,909
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			203,215
SOH/AGL Deduction			0
ASSESSED VALUE			203,215
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			203,215
TOTAL JUST VALUE			203,215
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,215
LAND:1:1: 1.01 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1604	12/03/2018	LE U		I	14	100
GRANTOR: JOANNE T SAUSEDA						
GRANTEE: JOANNE T SAUSEDA (L						
0748/1100	7/17/1991	WD Q		I		45,000
GRANTOR: GERALD SAUSEDA						
GRANTEE: JOYNER SAUSEDA						

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST= W26 BAS= W2 PTO= N12 W18 S12 E18\$ W44 S30 E23 FOP= E 23 N5 W23 S5 \$ N5 E23 BAS= E26 N18 W26 S18 \$ N25 \$ S7 E26 N7 \$.											