

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

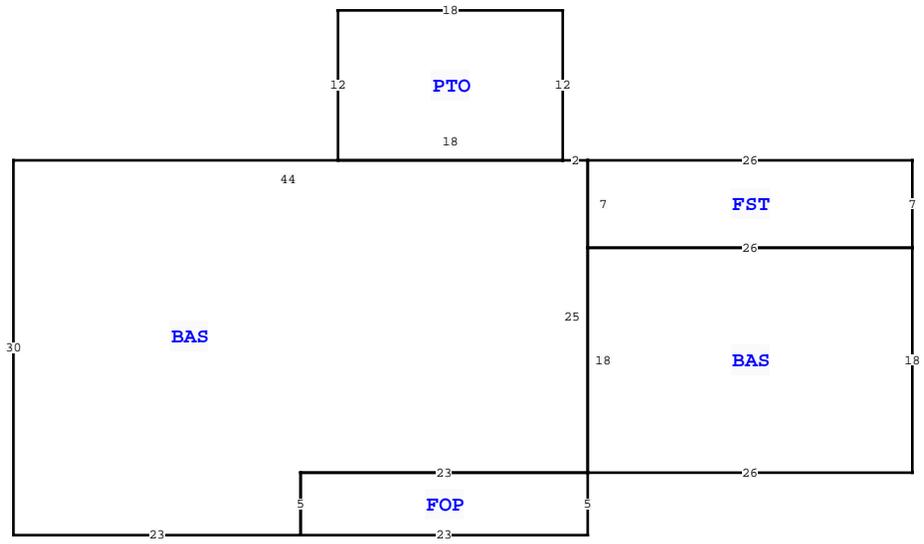
SAUSEDA LEON W
169 SW AUDREY WAY
LAKE CITY, FL 32025

2026

24-4S-16-03103-013


ELEMENT	CD	CONSTRUCTION
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

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												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	41,679
BAS	1,265	100		1,265	112,657
FOP	115	30		34	3,028
FST	182	55		100	8,906
PTO	216	5		11	980
TOTALS	2,246			1,878	167,248

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	0	18	47	846.00	UT	1.50	1.50	100	1993	1993	3	100	1,269	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

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	DPH 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	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF												
3,909												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			167,248
TOTAL MARKET OB/XF VALUE			3,909
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			206,157
SOH/AGL Deduction			0
ASSESSED VALUE			206,157
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			206,157
TOTAL JUST VALUE			206,157
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			203,215
LAND:1:1: 1.01 AC.			

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 \$.												