COMM NW COR OF SE1/4 OF NW1/4, R
FT TO S R/W US-90, E ALONG R/W 3
POB, RUN S 420 FT, E 200 FT, N 4

VILLALTA ALVARO IVAN
8792 W HIGHWAY 90
LAKE CITY, FL 32055

2027

25-3S-15-00204-000

BUILDING CHARACTERISTICS

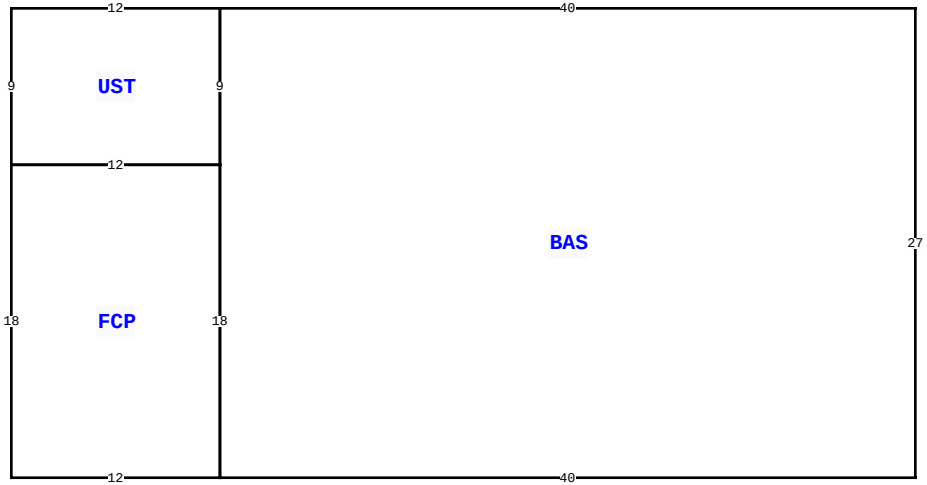
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	56,651
FCP	216	25		54	2,833
UST	108	45		49	2,570
TOTALS	1,404			1,183	62,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,183	73.3666	80.70	95,468	1972	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1080 HX Base Yr 2026



8792 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1972	1972	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,054
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		102,254
SOH/AGL Deduction		0
ASSESSED VALUE		102,254
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,843
TOTAL JUST VALUE		102,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2516	1/17/2023	QC	U	I	11	100
GRANTOR: VILLALTA JORGE ALBERT						
GRANTEE: VILLALTA ALVARO IVA						
1134/1460	10/26/2007	QC	Q	I	01	35,000
GRANTOR: SONIA ELIZABETH MARQU						
GRANTEE: JORGE ALBERTO VILLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UST= W12 S9 E12 N9$S9 FCP= W12 S18 E12 N18$ S18 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	40,000							

REVIEW DATE 05/05/2016 BY DF Total Acres: 2.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS