

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

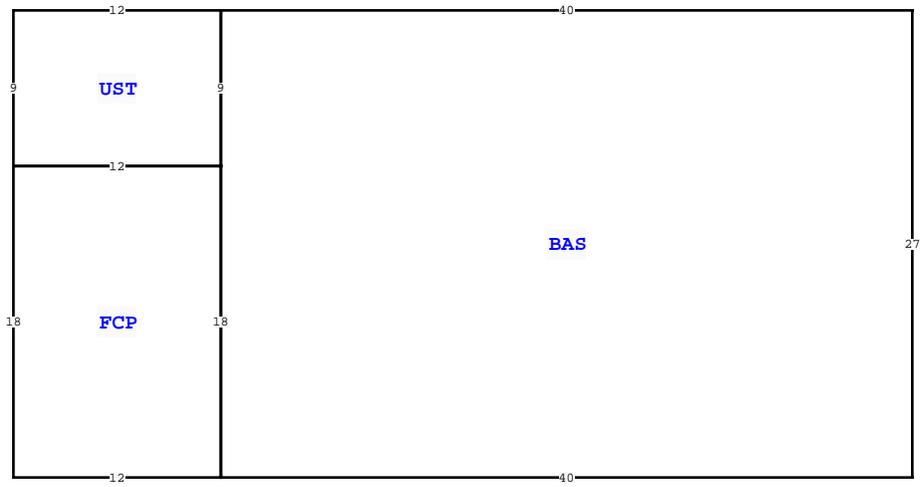
VILLALTA ALVARO IVAN  
 8792 W HIGHWAY 90  
 LAKE CITY, FL 32055

**2026**

25-3S-15-00204-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,080	100	
FCP	216	25	
UST	108	45	
TOTALS	1,404		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area: 1080			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			63,185
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			103,385
SOH/AGL Deduction			0
ASSESSED VALUE			103,385
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			51,974
TOTAL JUST VALUE			103,385
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			99,385

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0			0.00	100	1972
8792 W US HIGHWAY 90 , LAKE CITY											
BLD DATE:      LGL DATE: 04/20/2026 MLU											
XF DATE:      LAND DATE:      AG DATE:											
INC DATE:											

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												
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	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							