COMM AT THE SW COR OF THE NW1/4, FT, E 209.96 FT, TO POB. RUN N 3 628.94 FT, S 351.61 FT, W 613.27

BINETTI DONALD/BINETTI JULIE
195 SW OKALOOSA GLN
LAKE CITY, FL 32024

2027

25-4S-16-03125-011

BUILDING CHARACTERISTICS

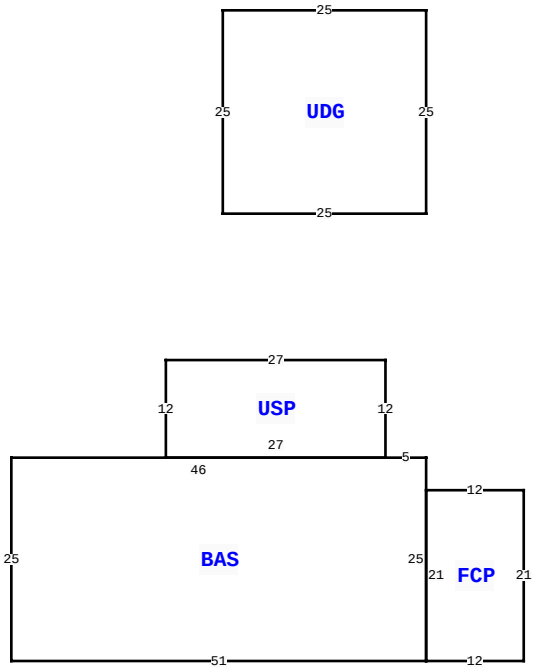
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	129,371
FCP	252	25		63	6,392
UDG	625	55		344	34,905
USP	324	35		113	11,466
TOTALS	2,476			1,795	182,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,795	122.9900	135.29	242,846	1977	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1275 HX Base Yr 2024



195 SW OKALOOSA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	6	8	48.00	UT	7.50	7.50	100	1993	1993	3	100	360	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,134
TOTAL MARKET OB/XF VALUE		360
TOTAL LAND VALUE - MARKET		52,300
TOTAL MARKET VALUE		234,794
SOH/AGL Deduction		123,656
ASSESSED VALUE		111,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,727
TOTAL JUST VALUE		234,794
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049185	Remodel	39,102	02/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2564	6/28/2023	WD	Q	I	01	277,000
GRANTOR: CRONE DELLA KATHARINE						
GRANTEE: BINETTI DONALD						
1482/1912	1/09/2023	PR	U	I	19	100
GRANTOR: WESTBERRY DOUGLAS ALA						
GRANTEE: CRONE DELLA KATHARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 USP= N12 W27 S12 E27$ W46 S25 E51 FCP= E12 N21 W12 S21$ N25$ PTR= N30 UDG= N25 W25 S25 E25$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 360

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	0100	C	SFR	100		RSF-1	0.00	0.00	5.23	AC		1.00	1.00	1.00	10,000.00	10,000.00	52,300							

REVIEW DATE 03/23/2026 BY robin Total Acres: 5.23 Total Land Value: 52,300 Market: 0 Agricultural: 0 Common: 52,300 PRINTED 11/17/2026 BY SYS