

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

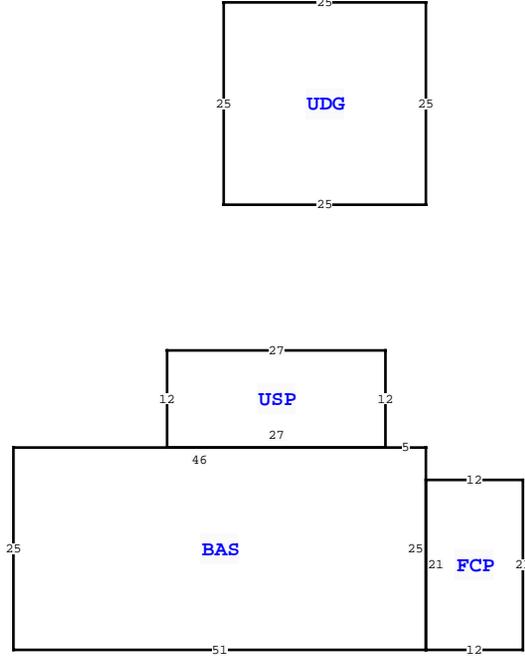
2026

25-4S-16-03125-011


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 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	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	140.21	251,677	1977	2000	0	0	25.00	75.00

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	134,076
FCP	252	25		63	6,625
UDG	625	55		344	36,174
USP	324	35		113	11,883
TOTALS	2,476			1,795	188,758

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	0294	SHED WOOD/	0	100	6	8			7.50	100	1993	1993	3	100	360	

EXTRA FEATURES		TOTAL OB/XF	
195 SW OKALOOSA GLN, LAKE CITY		360	

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

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/10/2025	MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			188,758
TOTAL MARKET OB/XF VALUE			360
TOTAL LAND VALUE - MARKET			52,300
TOTAL MARKET VALUE			241,418
SOH/AGL Deduction			133,517
ASSESSED VALUE			107,901
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			56,490
TOTAL JUST VALUE			241,418
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			240,578

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	Q	I	01	277,000
GRANTOR: CRONE DELLA KATHARINE						
GRANTEE: BINETTI DONALD						
1482/1912	1/09/2023	PR U	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\$.	