

LOT 8 BLOCK C GREEN ACRES S/D.
299-537, 580-627, 747-57, 762-13

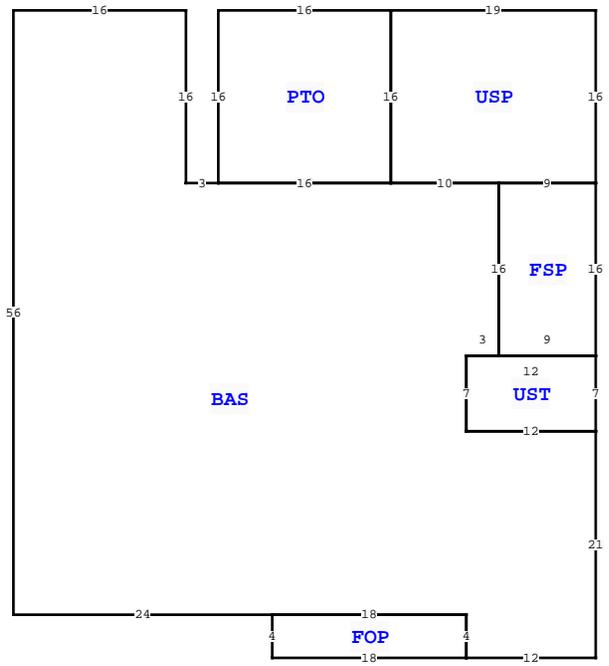
LAWRENCE TONI/CARDACI DANA
236 SW BRAVA WAY
LAKE CITY, FL 32024

2026

26-4S-16-03185-018
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BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	31	VINYL SID	10		
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		2.5	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	26416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,236	100		2,236	193,578
FOP	72	30		22	1,905
FSP	144	40		58	5,021
PTO	256	5		13	1,125
USP	304	35		106	9,177
UST	84	45		38	3,290
TOTALS	3,096			2,473	214,096

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2023								
Heated Area: 2236						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		214,096	
TOTAL MARKET OB/XF VALUE		5,040	
TOTAL LAND VALUE - MARKET		23,000	
TOTAL MARKET VALUE		242,136	
SOH/AGL Deduction		11,494	
ASSESSED VALUE		230,642	
TOTAL EXEMPTION VALUE		HA HAB DX 56,411	
BASE TAXABLE VALUE		174,231	
TOTAL JUST VALUE		242,136	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		238,375	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25415	MAINT/ALTR	55	01/17/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/1773	12/20/2022	PB	U	I	18	0

GRANTOR: CLERK OF COURT (AMABI)
GRANTEE: LAWRENCE TONI
0906/1138 7/14/2000 WD Q I 92,000
GRANTOR: WAYNE & SALLY WILLIAM
GRANTEE: PATRICK & MARIE AMA

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	0294	SHED WOOD/	0	50	24	12		1.00	UT	0.00		0	3	100	500	
2	0021	BARN,FR AE	0	50	0	0		1.00	UT	0.00		0	3	100	1,000	
3	0130	CLFENCE	5	0	50	0	0	200.00	UT	4.50		1993	1993	3	100	900
4	0190	FPLC PF	0	50	0	0		1.00	UT	1,200.00		1993	1993	3	100	1,200
5	0080	DECKING	0	50	12	12		144.00	UT	10.00		2007	2007	3	100	1,440

TOTAL OB/XF												5,040												
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	50		00	198.00	196.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

REVIEW DATE 07/11/2019 BY KR																													
Total Acres: 0.89						Total Land Value: 23,000						Market: 0						Agricultural: 0						Common: 23,000					