

COMM AT SW COR OF E 1/2 OF NE 1/
 THENCE RUN N 32.11 FT TO N R/W O
 RD, E 208.73 FT TO POB, THENCE N

OPILA FREDERICK/VIDAL MICHAEL
 217 SW MORRELLS CT, STE 103
 LAKE CITY, FL 32024

2026

27-3S-16-02327-005


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2,000 TOTAL LAND VALUE - MARKET 44,000 TOTAL MARKET VALUE 46,000 SOH/AGL Deduction 0 ASSESSED VALUE 46,000 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 46,000 TOTAL JUST VALUE 46,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 46,000											
																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1500/2482 10/13/2023 WD Q I 01 52,500 GRANTOR: LEWIS TONY AND DIANE GRANTEE: OPILA FREDERICK 1480/16 11/15/2022 WD U I 11 100 GRANTOR: LEWIS TONY A GRANTEE: LEWIS TONY AND DIAN											
DOR CODE 0700 MISC IMPROVED																															
MAP NUM										MKT AREA 06																					
NEIGHBORHOOD/LOC 27316.00										1.00/																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
TOTALS										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																					
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	0140	CLFENCE	6	0 0	0 0			1.00	UT	0.00				0.00	100	2014	2014	3	100	2,000											
LAND DESCRIPTION										TOTAL OB/XF 2,000																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	44,000.00	44,000.00	44,000														
REVIEW DATE 10/26/2023 BY TP										Total Acres: 1.00 Total Land Value: 44,000										Market: 0 Agricultural: 0 Common: 44,000 PRINTED 05/08/2026 BY SYS											