

LOT 7 BLK 3 CLUB VIEW PARK S/D
384-22, 891-473, WD 1299-2565,
WD 1299-2572, WD 1320-2169,

ROSAS VICTOR OMAR MARRERO/SANTIAGO SANDRA I
128 NW GREEN LN
LAKE CITY, FL 32055

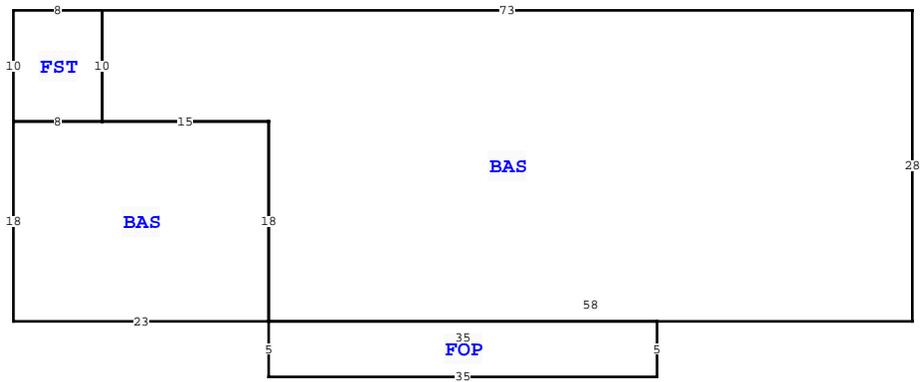
2026

27-3S-16-02346-038



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY

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%	- 2017		Heated Area: 2188					HX Base Yr 2017	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	414	100		414	33,212
BAS	1,774	100		1,774	142,316
FOP	175	30		52	4,172
FST	80	55		44	3,530
TOTALS	2,443			2,284	183,229

MAP NUM		MKT AREA		NEIGHBORHOOD/LOC	
			06	27316.080	1.00/

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1973	1973	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
			04/03/2025
128 NW GREEN LN, LAKE CITY		MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			183,229
TOTAL MARKET OB/XF VALUE			3,550
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			216,779
SOH/AGL Deduction			113,545
ASSESSED VALUE			103,234
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			51,823
TOTAL JUST VALUE			216,779
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			213,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/2169	8/18/2016	WD U		I	12	122,100
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: VICTOR OMAR MARRERO						
1299/2572	8/19/2015	WD U		I	12	100
GRANTOR: GREEN TREE SERVICING,						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W73 S10 E15 S18 E58 N28 \$	
BAS=[ORIG=-73,10] W8 S18 E23 N18 W15 \$	
FOP=[ORIG=-58,28] S5 E35 N5 W35 \$	
FST=[ORIG=-73,0] W8 S10 E8 N10 \$	

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	0100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							