COMM SW COR OF NE1/4 OF SW1/4, N
FT FOR POB, N 210 FT, E 210 FT,
FT TO POB, BEING IN NE1/4 OF SW1

CASTILLO ADAN/CASTILLO JULISA
5433 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2026

27-4S-17-08783-000

BUILDING CHARACTERISTICS

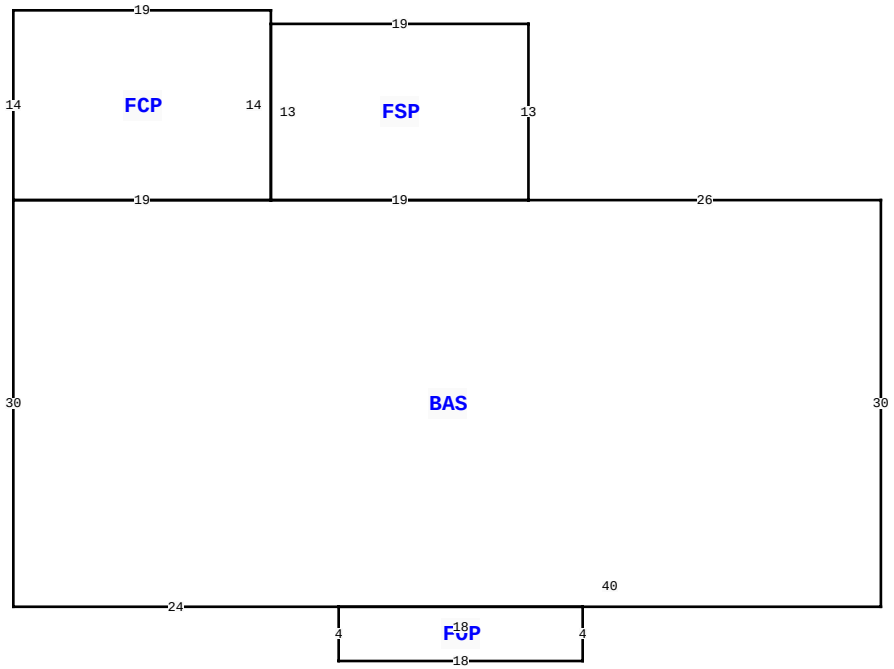
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 02
NEIGHBORHOOD/LOC	27417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	153,204
FCP	266	25		66	5,266
FOP	72	30		22	1,756
FSP	247	40		99	7,899
TOTALS	2,505			2,107	168,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,107	109.6100	122.76	258,655	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1920 HX Base Yr 2024



5433 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	23	18	414.00	UT	1.15	1.15	100	0	0	3	100	476	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	3.30	3.30	100	0	0	3	100	396	
4	0040	BARN,POLE	0	100	16	20	320.00	UT	1.60	1.60	100	0	0	3	100	512	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	80.00	80.00	100	1993	1993	3	100	80	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,126
TOTAL MARKET OB/XF VALUE		2,764
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		188,890
SOH/AGL Deduction		5,659
ASSESSED VALUE		183,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,820
TOTAL JUST VALUE		188,890
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,890

PRMT:1:1: VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047670	Remodel	17,991	07/14/2023
15178	REMODEL	80	03/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1491/1311	5/26/2023	QC	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: CASTILLO ADAN						
1481/840	12/12/2022	TD	U	I	18	110,000
GRANTOR: CLERK OF COURT (DAVIS						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N13 W19 S13 E19$ W19 FCP= N14 W19 S14 E19$ W19 S30 E24 FOP= S4 E18N4 W18$ E40 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,764

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/20/2023 BY HC Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 06/23/2026 BY SYS