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

**2027**

**27-4S-17-08783-000**

## BUILDING CHARACTERISTICS

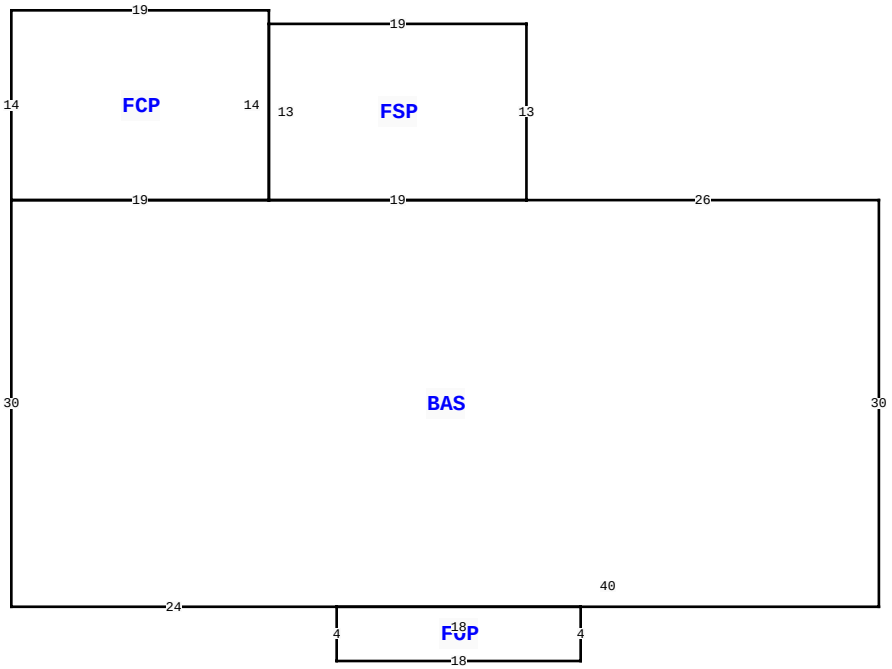
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 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 | 150,471 |
| FCP | 266 | 25 | | 66 | 5,173 |
| FOP | 72 | 30 | | 22 | 1,724 |
| FSP | 247 | 40 | | 99 | 7,758 |
| TOTALS | 2,505 | | | 2,107 | 165,127 |

## 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 | 120.57 | 254,041 | 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

PAGE 1 of 1 3

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 165,127 |
| TOTAL MARKET OB/XF VALUE | | 2,764 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 185,891 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 185,891 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 134,480 |
| TOTAL JUST VALUE | | 185,891 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 188,890 |

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 11/17/2026 BY SYS