PART OF LOT 4 BLOCK B RANCHETTES
OF NW1/4 OF NE1/4 OF NE1/4, EX 1
522-197 & EX 1.24 AC DESC IN ORB

MELCHOR JOSE CRUZ ALVARADO/MARTIN YOLANDO PEREZ
304 NW IRENE LN
LAKE CITY, FL 32055

2026

28-3S-16-02355-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

318 NW SATURN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,000
TOTAL LAND VALUE - MARKET	20,240
TOTAL MARKET VALUE	30,240
SOH/AGL Deduction	0
ASSESSED VALUE	30,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,240
TOTAL JUST VALUE	30,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1598	11/15/2024	WD	Q	I	01	30,000
GRANTOR: DSBG CAPITAL, LLC						
GRANTEE: MELCHOR JOSE CRUZ A						
1518/2438	7/11/2024	QT	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: DSBG CAPITAL LLC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	2025	2024		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	0		RSF/MH	0.00	0.00	1.76	AC		1.00	1.00	1.00	11,500.00	11,500.00	20,240							

REVIEW DATE 02/05/2025 BY TP Total Acres: 1.76 Total Land Value: 20,240 Market: 0 Agricultural: 0 Common: 20,240 PRINTED 05/12/2026 BY SYS