

BEG NE COR OF SEC, RUN N 2 FT TO
 KATHERINE RD, E ALONG R/W 70.77
 A 60 FT RD EASEMENT, SE ALONG R/

PEREZ RICARDO/PEREZ BARBARA
 124 SW KYLE WAY
 LAKE CITY, FL 32025

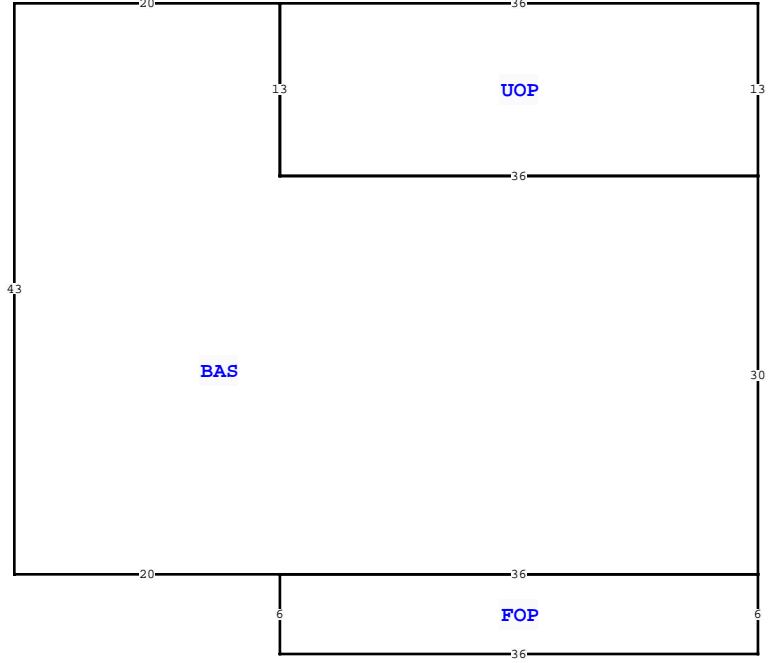
2026

28-5S-17-09424-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	28517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,940	100	
FOP	216	30	
UOP	468	20	
TOTALS	2,624		

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%	- 2012		300,514		2010	2010	0	0	15.00	85.00
			Heated Area: 1940				HX Base Yr 2012					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			255,437
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			112,090
TOTAL MARKET VALUE			273,010
SOH/AGL Deduction			137,627
ASSESSED VALUE			135,383
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			83,972
TOTAL JUST VALUE			371,527
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			359,247
SALE:1:1: 82.61 AC @ 726 PER ACRE. 2 DIFFERENT SEC			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052705	Roof Replacement	40,298	03/26/2025
28653	SFR	667	06/14/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1130/1467	9/10/2007	WD	Q	V		85,000
GRANTOR: HUESMAN						
GRANTEE: PEREZ						
1028/1494	10/15/2004	WD	U	V	09	69,500
GRANTOR: CREWS						
GRANTEE: HUESMAN						

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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	100	2010	2010	3	100	2,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	1,200	
3	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	
4	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2017	2017	3	100	400	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W20 S43 E20 FOP= S6 E36 N6 W36\$ E36 N30 UOP= N13 W36 S13 E36\$ W36 N13\$.									

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	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	11,000.00	11,000.00	101,090							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	280.00	280.00	2,573							