

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

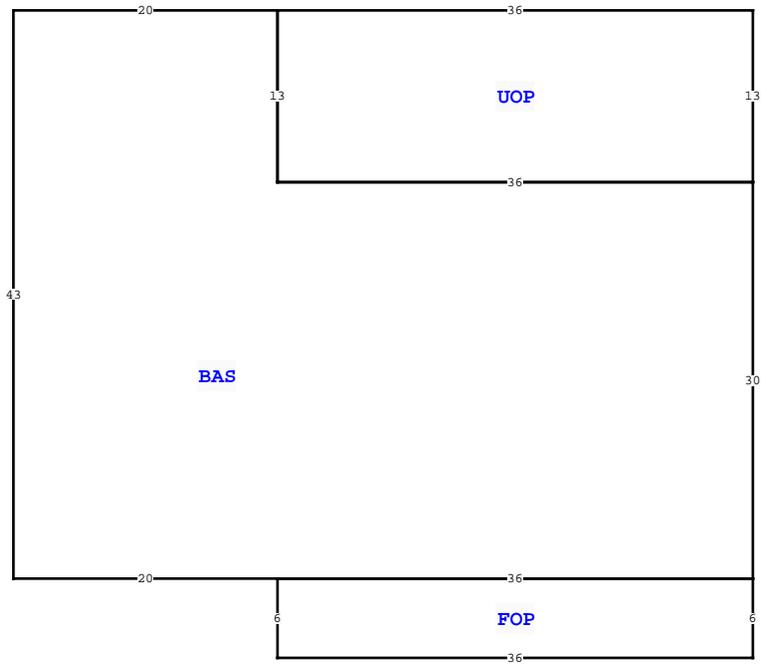
2026

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								
			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			259,986
TOTAL MARKET OB/XF VALUE			4,000
TOTAL LAND VALUE - MARKET			112,090
TOTAL MARKET VALUE			277,559
SOH/AGL Deduction			142,176
ASSESSED VALUE			135,383
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			83,972
TOTAL JUST VALUE			376,076
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	

TOTAL OB/XF									
4,000									

BUILDING NOTES									
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							