LOT 10 SUWANNEE VALLEY FARMS S/D

WD 1071-2597, WD 1433-476,

SULLIVAN EDWARD RAY/SULLIVAN TRISTIN LE
454 NW CASTLEWOOD CT
LAKE CITY, FL 32055

2027

29-2S-16-01777-110

BUILDING CHARACTERISTICS

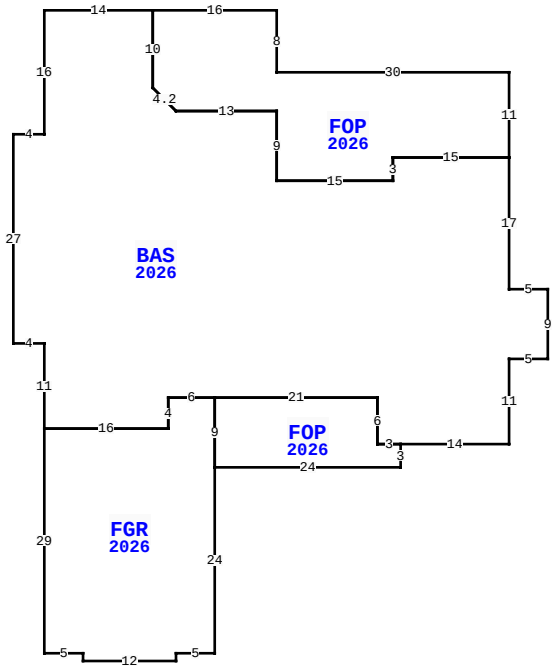
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	29216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,501	100	2026	2,501	316,627
FGR	674	55	2026	371	46,969
FOP	198	30	2026	59	7,469
FOP	579	30	2026	174	22,028
TOTALS	3,952			3,105	393,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,105	115.0905	126.60	393,093	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 2501 HX Base Yr 2026



454 NW CASTLEWOOD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	393,093
TOTAL MARKET OB/XF VALUE	42,200
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	500,293
SOH/AGL Deduction	118,281
ASSESSED VALUE	382,012
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	330,601
TOTAL JUST VALUE	500,293
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	507,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052795	Storage Building	28,960	04/02/2025
000051577	New Residential C	636,900	03/19/2025
000050679	Right-of-Way Acce		08/27/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/476	3/17/2021	WD	Q	V	01	40,000
GRANTOR: PORRAZZO CARMINE B &						
GRANTEE: SULLIVAN EDWARD RAY						
1071/2597	1/20/2006	WD	U	V		86,000
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: CARMINE B & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=-40,-62] W30 N8 W16 S10 D3R3 E13 S9 E15 N3 E15 N11 $
BAS=[YR=2026;ORIG=-40,-51] W15 S3 W15 N9 W13 U3L3 N10 W14 S16 W4 S27 E4 S11 E16 N4 E6 E21 S6 E3 E14 N11 E5 N9 W5 N17 $
FGR=[YR=2026;ORIG=-78,-20] W6 S4 W16 S29 E5 S1 E12 N1 E5 N24 N9 $
FOP=[YR=2026;ORIG=-57,-20] W21 S9 E24 N3 W3 N6 $
.

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	0030	BARN,MT	0	100	0	0	1,800.00	UT	15.00	15.00	100	2026	2025		100	27,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	2,800.00	UT	5.00	5.00	100	2026	2025		100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 42,200

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS