LOTS 40 & 41 SUWANNEE VALLEY FAR
1080-76, WD 1083-370, WD 1383-14

VRASTIL FAMILY REVOCABLE TRUST DATED APRIL 16, 202
176 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2027

29-2S-16-01777-141

BUILDING CHARACTERISTICS

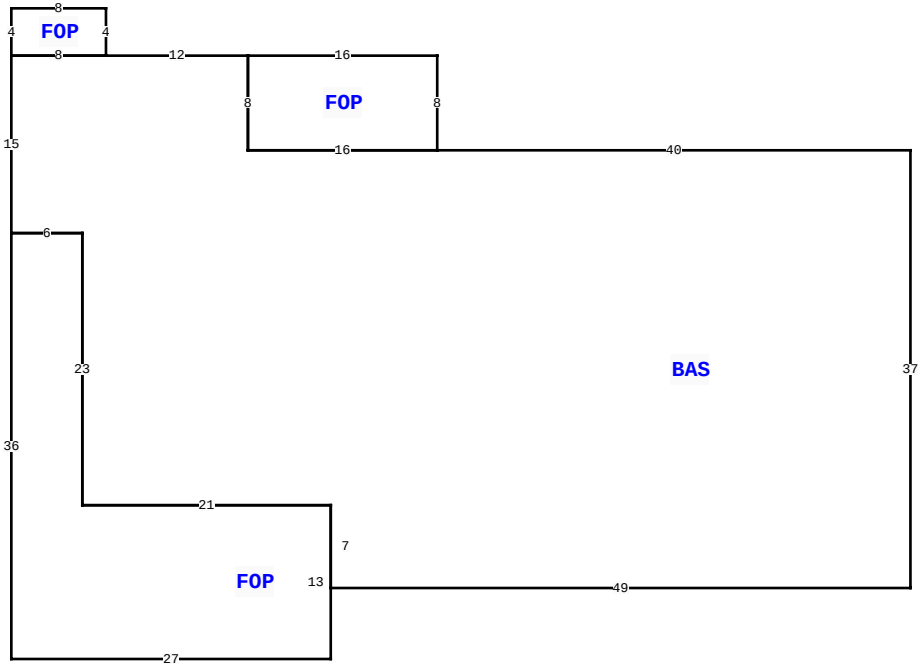
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
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	2,645	100		2,645	319,277
FOP	32	30		10	1,207
FOP	128	30		38	4,587
FOP	489	30		147	17,744
TOTALS	3,294			2,840	342,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	127.5960	140.36	398,622	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2020 Heated Area: 2645 HX Base Yr 2020



176 NW CAMBRIDGE HILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0020	BARN,FR	0	100	60	60	1.00	UT	0.00	0.00	100	2008	2008	3	100	60,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
4	0214	GRN HOUSE	0	100	20	54	1,080.00	UT	3.00	3.00	60	2013	2013	3	60	1,944	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2021	2020		100	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	342,815
TOTAL MARKET OB/XF VALUE	75,144
TOTAL LAND VALUE - MARKET	100,200
TOTAL MARKET VALUE	430,679
SOH/AGL Deduction	45,052
ASSESSED VALUE	385,627
TOTAL EXEMPTION VALUE	HX HB VX VP 253,941
BASE TAXABLE VALUE	131,686
TOTAL JUST VALUE	518,159
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	524,387

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056291	Electrical Servic		08/06/2026
000053647	Remodel	46,480	07/23/2025
000048218	Electrical Servic	0	09/20/2023
40471	ELECTRICAL	0	08/28/2020
27989	SFR	928	08/04/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1273	10/11/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM						
GRANTEE: VRASTIL FAMILY REVO						
1512/1968	4/16/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM R						
GRANTEE: VRASTIL FAMILY REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FOP= N8 W16 S8 E16$ W16 N8 W12 FOP= N4 W8 S4 E8$
W8S15 FOP= S36 E27 N13 W21 N23 W6$ E6 S23 E21 S7 E49 N37$.

LAND DESCRIPTION

TOTAL OB/XF 75,144

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	1.02	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,200							
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100					9.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	90,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 10.02 Total Land Value: 12,720 Market: 90,000 Agricultural: 2,520 Common: 10,200 PRINTED 11/17/2026 BY SYS