COMM SE COR OF NE1/4 OF NE1/4, R
FT, S 2361.66 FT FOR POB, N 75 D
S 680 FT, S 75 DG E 661 FT, N 68

RIOS DENISE M/OLEA FIDEL A
7313 W US HWY 90
LAKE CITY, FL 32055

2027

30-3S-16-02398-201

BUILDING CHARACTERISTICS

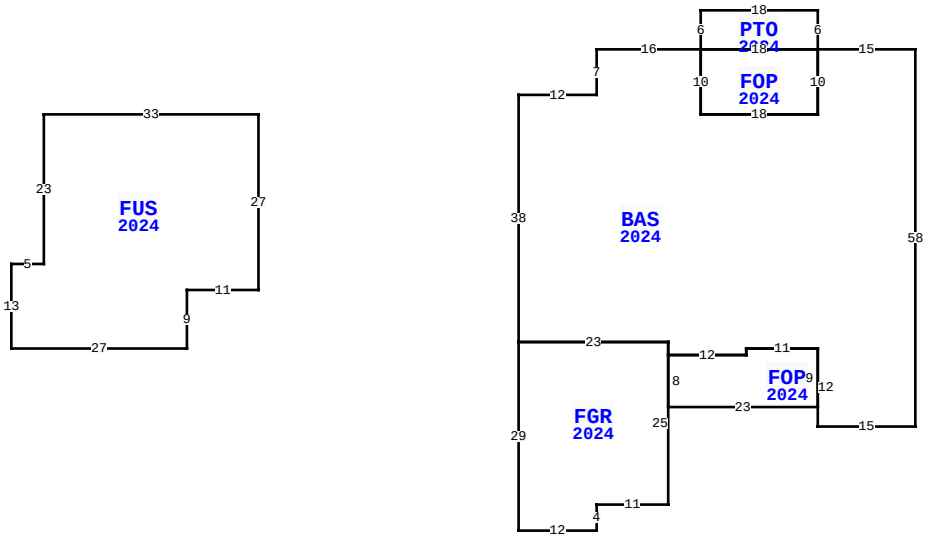
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		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	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	30316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,711	100	2024	2,711	358,612
FGR	623	55	2024	343	45,372
FOP	180	30	2024	54	7,143
FOP	195	30	2024	58	7,672
FUS	1,154	100	2024	1,154	152,652
PTO	108	5	2024	5	662
TOTALS	4,971			4,325	572,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,325	122.7050	134.98	583,788	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 3865 HX Base Yr 2024



7313 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	04/24/2023 SPF

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2022	2021		100	7,000	
2	0030	BARN,MT	0	100	24	25	1.00	UT	9,000.00	9,000.00	100	2023	2022		100	9,000	
3	0166	CONC,PAVMT	0	100	0	0	560.00	UT	3.00	3.00	100	2024	2023		100	1,680	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	572,112
TOTAL MARKET OB/XF VALUE	17,680
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	602,967
SOH/AGL Deduction	0
ASSESSED VALUE	602,967
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	551,556
TOTAL JUST VALUE	684,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	695,177

LAND:2:1: HWY FRONTAGE.

SALE:2:1: 276.10 AC TOTAL (6 PARCELS-1 DEED)

SALE:1:1: MULT PRCLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044484	New Residential C	510,533	05/19/2022
000042723	Electrical Servic	0	09/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1428/1362	1/13/2021	WD	U	V	17	93,000
GRANTOR: HOPEFUL BAPTIST CHURC						
GRANTEE: RIOS DENISE M						
1269/1238	2/11/2014	WD	U	V	17	110,000
GRANTOR: FRITZ M & MARIE FOUNT						
GRANTEE: HOPEFUL BAPTIST CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=31,-30] W15 S10 W18 N10 W16 S7 W12 S38 E23 S2 E12 N1 E11 S12 E15 N58 $
FUS=[YR=2024;ORIG=-70,-20] W33 S23 W5 S13 E27 N9 E11 N27 $
FGR=[YR=2024;ORIG=-7,15] W23 S29 E12 N4 E11 N25 $
FOP=[YR=2024;ORIG=16,16] W11 S1 W12 S8 E23 N9 $
FOP=[YR=2024;ORIG=-2,-30] E18 S10 W18 N10 $
PTO=[YR=2024;ORIG=-2,-36] E18 S6 W18 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 17,680

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-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0					7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	6200	A	PASTURE 3	100					2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
4	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 04/24/2023 BY SPF Total Acres: 10.00 Total Land Value: 13,175 Market: 85,500 Agricultural: 3,675 Common: 9,500 PRINTED 11/17/2026 BY SYS