

COMM SE COR OF SW1/4 OF SW1/4, N  
437.75 FT FOR POB, W 87.5 FT, N  
87.50 FT, S 125.01 FT TO POB. (A

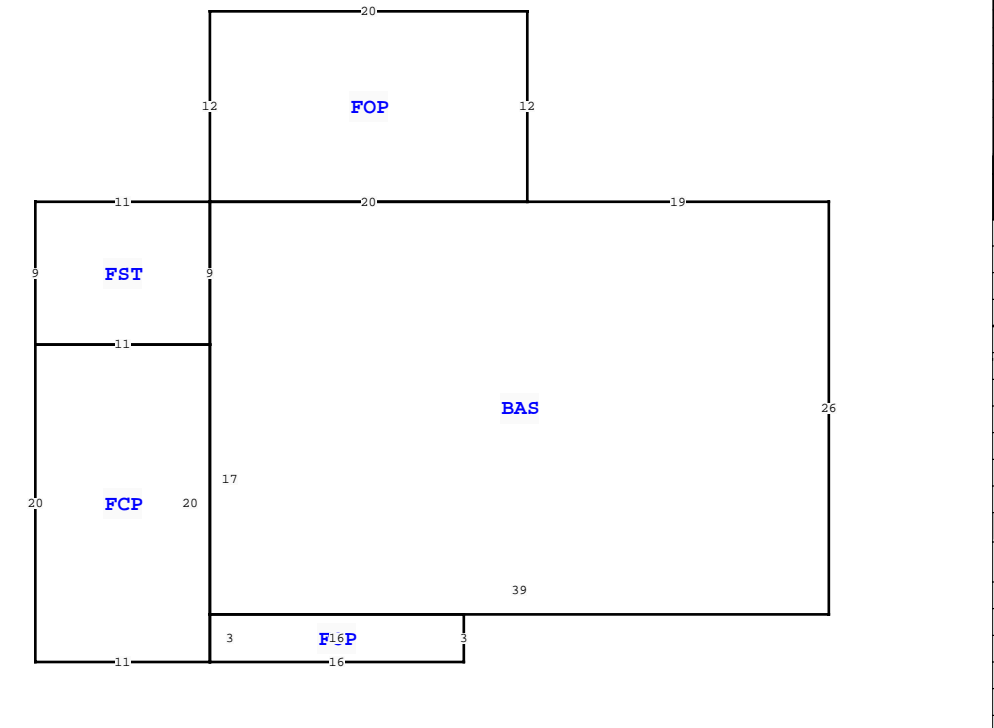
OSPINA ANGELA  
1284 NW LABONTE LN  
LAKE CITY, FL 32055

**2026**

30-3S-17-05867-002  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,209	121.3800	135.95	164,364	1977	1977	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2011 Heated Area: 1014 HX Base Yr 2011													



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	30317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	89,604
FCP	220	25		55	4,860
FOP	48	30		14	1,237
FOP	240	30		72	6,362
FST	99	55		54	4,772
TOTALS	1,621			1,209	106,837

1284 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	05/12/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF 500

LAND DESCRIPTION																								
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		00	0.00	0.00	11,599.05	SF		1.00	1.00	1.00	1.25	1.25	14,499							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			106,837
TOTAL MARKET OB/XF VALUE			500
TOTAL LAND VALUE - MARKET			14,499
TOTAL MARKET VALUE			121,836
SOH/AGL Deduction			52,919
ASSESSED VALUE			68,917
TOTAL EXEMPTION VALUE	HX HB DX		48,917
BASE TAXABLE VALUE			20,000
TOTAL JUST VALUE			121,836
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			118,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045399	Roof Replacement	6,000	09/08/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1521/1171	8/15/2024	LE U	I	I	14	100
GRANTOR: OSPINA ANGELA						
GRANTEE: OSPINA ANGELA (ENH						
1188/1624	1/26/2010	WD U	I	I	12	59,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ANGLEA OSPINA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 FOP= N12 W20 S12 E20\$ W20 FST= W11 S9 E11 N9\$ S9 FCP= W11 S20E11 N20\$ S17 FOP= S3 E16 N3 W16 \$ E39 N26\$.	