N DIV: COMM SW COR OF NE1/4 OF S
E 0.19 FT FOR POB, RUN N 199.57
FT, S 228.27 FT TO N R/W OF PROP

ESTEVEZ FELIPE J (BISHOP OF THE DIOCESE OF ST AUGU
11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2027

30-3S-17-12178-002

BUILDING CHARACTERISTICS

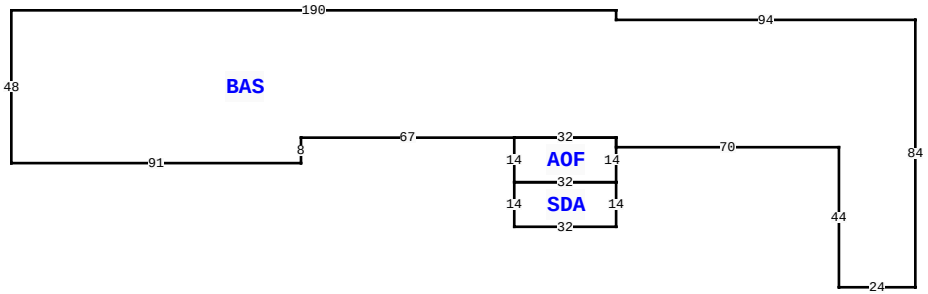
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	25	MOD METAL 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 50
Roof Cover	12	MODULAR MT 50
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		4 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4800	WAREHOSE/DISTRB
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	448	150		672	8,031
BAS	13,144	100		13,144	157,071
SDA	448	185		829	9,907
TOTALS	14,040			14,645	175,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8200	06	14,645	62.8992	23.90	350,016	1972	1972	0	0	0	50.00	50.00

1 WAREH DIST 0% - 0 Heated Area: 14040 HX Base Yr



553 NW RAILROAD ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	15,300.00	15,300.00	50	0	0	3	50	7,650	
2	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,350	
3	0292	SCALES	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	14,250	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,008
TOTAL MARKET OB/XF VALUE		25,250
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		225,258
SOH/AGL Deduction		0
ASSESSED VALUE		225,258
TOTAL EXEMPTION VALUE	10	225,258
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		225,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,258

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048077	Remodel	25,000	09/11/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1295/1619	5/28/2015	WD	U	I	17	251,200
GRANTOR: TENSTAR INVESTMENTS I						
GRANTEE: FELIPE J ESTEVEZ (B						
1179/1655	8/24/2009	WD	U	I	16	347,357
GRANTOR: CRAIG & ELAINE MOORMA						
GRANTEE: TENSTAR INVESTMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W94 N3 W190 S48 E91 N8 E67AOF= S14 SDA= S14 E32 N14W32$ E32 N14 W32$ E32 S3 E70 S44 E24 N84$.

LAND DESCRIPTION

TOTAL OB/XF 25,250

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	4800	C	WAREHOUSE	0		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000							

REVIEW DATE 11/17/2015 BY DF Total Acres: 2.50 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS