BEG NW COR OF NW1/4, E 1102.26 F
W 1081.52 FT, N 433.96 FT TO POB
OVER & ACROSS W SIDE THEREOF.

CATTELANE JERRY J JR/TAHAOGLU ELVAN
557 SW HUNTER RD
LAKE CITY, FL 32024

2027

31-3S-16-02415-003

BUILDING CHARACTERISTICS

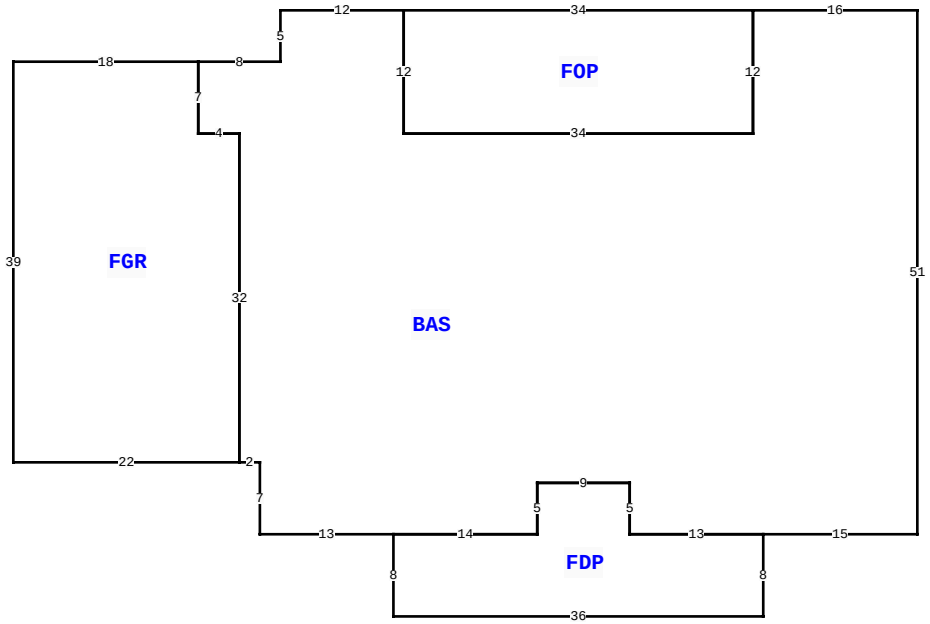
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,907	100		2,907	382,489
FDP	333	60		200	26,315
FGR	830	55		456	59,998
FOP	408	30		122	16,052
TOTALS	4,478			3,685	484,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,685	125.9060	138.50	510,372	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 2907 HX Base Yr 2024



557 SW HUNTER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0280	POOL R/CON	0	100	0	0	458.00	UT	70.00	70.00	100	2022	2021		93	29,816	
2	0282	POOL ENCL	0	100	32	51	1,632.00	UT	15.00	15.00	100	2022	2021		75	18,360	
3	0030	BARN,MT	0	100	40	30	1,200.00	UT	18.00	18.00	100	2024	2023		100	21,600	
4	0251	LEAN TO W/	0	100	40	10	400.00	UT	7.00	7.00	100	2024	2023		100	2,800	
5	0251	LEAN TO W/	0	100	40	10	400.00	UT	7.00	7.00	100	2024	2023		100	2,800	
6	0030	BARN,MT	0	100	30	40	1.00	UT	18,000.00	18,000.00	100	2024	2023		100	18,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	
8	0252	LEAN-TO W/	0	100	10	40	1.00	UT	2,800.00	2,800.00	100	2024	2023		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		484,853
TOTAL MARKET OB/XF VALUE		98,976
TOTAL LAND VALUE - MARKET		99,275
TOTAL MARKET VALUE		683,104
SOH/AGL Deduction		0
ASSESSED VALUE		683,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		631,693
TOTAL JUST VALUE		683,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		691,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041801	Screen Enclosure	16,000	04/26/2021
39617	SFR	0	04/17/2020
041105	POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/1602	8/08/2023	WD	Q	I	01	850,000
GRANTOR: CASTAGNA CAROLYN S						
GRANTEE: CATTELANE JERRY J J						
1496/1600	8/02/2023	QC	U	I	11	100
GRANTOR: CASTAGNA HOLLY RANAE						
GRANTEE: CASTAGNA CAROLYN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=102,12] W16 S12 W34 N12 W12 S5 W8 S7 E4 S32 E2 S7 E13 E14 N5 E9 S5 E13 E15 N51 $FGR=[ORIG=32,17] W18 S39 E22 N32 W4 N7 $FOP=[ORIG=52,12] E34 S12 W34 N12 $FDP=[ORIG=87,63] W13 N5 W9 S5 W14 S8 E36 N8 $.

LAND DESCRIPTION

TOTAL OB/XF 98,976

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			0.00	0.00	10.45	AC		1.00	1.00	1.00	9,500.00	9,500.00	99,275							

REVIEW DATE 10/02/2023 BY ME Total Acres: 10.45 Total Land Value: 99,275 Market: 0 Agricultural: 0 Common: 99,275 PRINTED 11/17/2026 BY SYS