

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

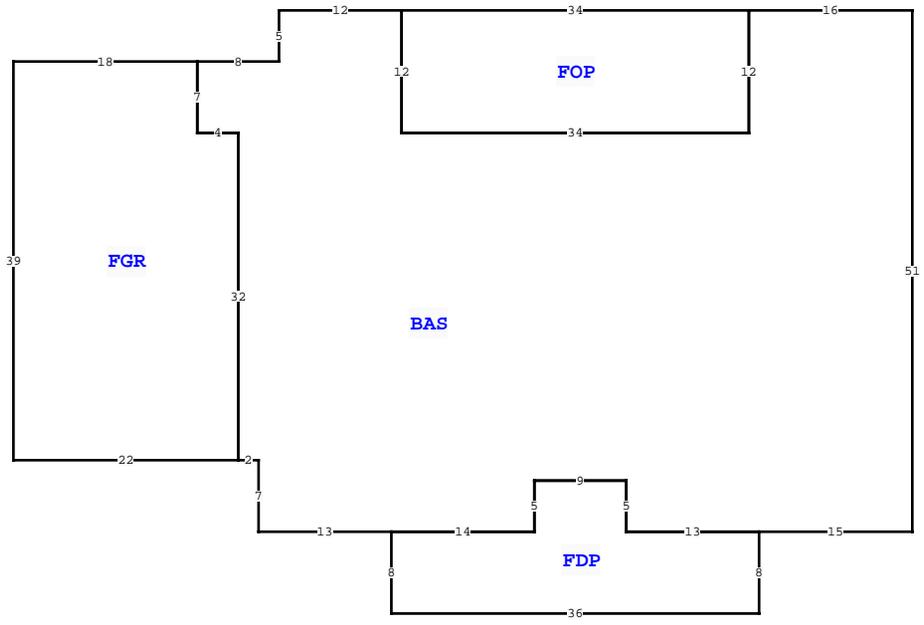
2026

31-3S-16-02415-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	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
BAS	2,907	100	
FDP	333	60	
FGR	830	55	
FOP	408	30	
TOTALS	4,478		

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	141.01	519,622	2020	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2024 Heated Area: 2907 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		493,641	
TOTAL MARKET OB/XF VALUE		98,976	
TOTAL LAND VALUE - MARKET		99,275	
TOTAL MARKET VALUE		691,892	
SOH/AGL Deduction		6,676	
ASSESSED VALUE		685,216	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		633,805	
TOTAL JUST VALUE		691,892	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		693,728	

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						

EXTRA FEATURES		557 SW HUNTER RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0280	POOL R/CON	0 100 0 0
2	0282	POOL ENCL	0 100 32 51
3	0030	BARN, MT	0 100 40 30
4	0251	LEAN TO W/	0 100 40 10
5	0251	LEAN TO W/	0 100 40 10
6	0030	BARN, MT	0 100 30 40
7	0252	LEAN-TO W/	0 100 0 0
8	0252	LEAN-TO W/	0 100 10 40

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	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	
TOTAL OB/XF 98,976																

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

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