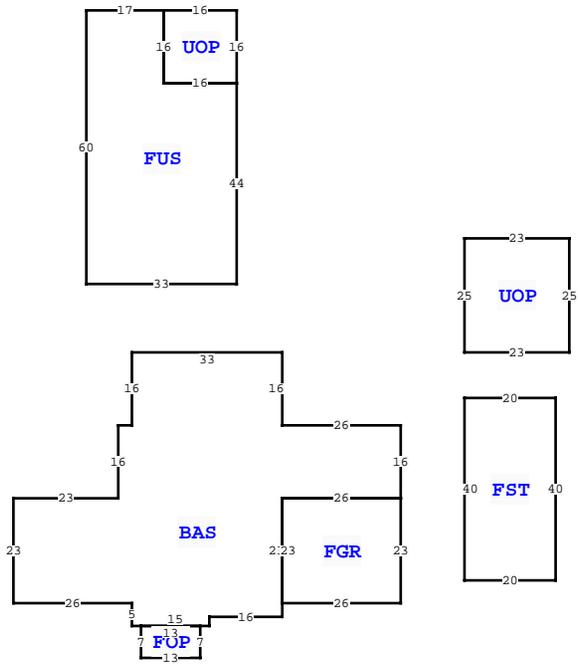




ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	12	HARDWOOD	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3.5	100		
Frame	01	NONE	100		
Stories	3.	3.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	09	09			
DOR CODE	5000 IMPROVED AG				
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	3,010	100		3,010	396,854
FGR	598	55		329	43,377
FOP	91	30		27	3,560
FST	800	55		440	58,012
FUS	1,724	100		1,724	227,301
UOP	256	20		51	6,724
UOP	575	20		115	15,162
TOTALS	7,054			5,696	750,989

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,696	150.6769	188.35	1,072,842	1987	1995	0	0	30.00	70.00
1 EXCEPT SFR 100% - 2005 Heated Area: 4734 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			750,989
TOTAL MARKET OB/XF VALUE			71,044
TOTAL LAND VALUE - MARKET			305,250
TOTAL MARKET VALUE			853,233
SOH/AGL Deduction			236,677
ASSESSED VALUE			616,556
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			565,145
TOTAL JUST VALUE			1,127,283
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,107,519

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40381	ELECTRICAL	0	08/18/2020
39985	M H	0	06/22/2020
38515	MAINT/ALTR	90	08/22/2019
14119	GARAGE	90	06/11/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/2063	1/26/2026	LE	U	I	14	100

GRANTOR: VILLAR ANDREWS R, MD
 GRANTEE: VILLAR ERIC DONALD
 0996/0765 10/01/2003 WD Q I 705,800
 GRANTOR: FAYE R DUFFE
 GRANTEE: ANDRES R & REBECCA

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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	14,260.00	14,260.00	60	0	0	3	60	8,556	
2	0180	FPLC 1STRY	0	100	0	0	3.00	UT	2,000.00	2,000.00	100	0	0	3	100	6,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	7,500	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
8	0166	CONC,PAVMT	0	100	23	40	920.00	UT	2.00	2.00	100	1993	1993	3	100	1,840	
9	0166	CONC,PAVMT	0	100	16	16	256.00	UT	2.00	2.00	100	1993	1993	3	100	512	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

TOTAL OB/XF												47,144												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	52.50	AC		1.00	1.00	1.00	280.00	280.00	14,700							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	52.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	288,750							

REVIEW DATE 07/17/2023 BY ks																								
Total Acres: 55.50					Total Land Value: 31,200					Market: 288,750					Agricultural: 14,700					Common: 16,500				

BEG AT NW COR OF SW 1/4 RUN N 13
 NW COR OF SW1/4 OF NW1/4, E 1510
 NE COR OF SW1/4 OF NW1/4, CONT E

VILLAR ANDRES R MD/VILLAR REBECCA K
 789 W DUVAL ST
 LAKE CITY, FL 32055

2026

31-3S-16-02417-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 750,989 TOTAL MARKET OB/XF VALUE 71,044 TOTAL LAND VALUE - MARKET 305,250 TOTAL MARKET VALUE 853,233 SOH/AGL Deduction 236,677 ASSESSED VALUE 616,556 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 565,145 TOTAL JUST VALUE 1,127,283 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 1,107,519																							
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11	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,500																											
12	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900																											
13	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500																											
14	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500																											
15	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300																											
16	0169	FENCE/WOOD	0	100	0	0	1.00	UT	11,200.00	11,200.00	100	2024	2023		100	11,200																											
																	TOTAL OB/XF 23,900																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
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