LOT 2 MEADOWS WEST EST.
COMM NE COR OF SE1/4 OF NE1/4, R
40 FT TO W R/W CR-131 & S R/W LI

VERAS CLAUDIO/VERAS LORA
11206 S US HWY 441
LAKE CITY, FL 32025

2026

31-5S-17-09465-012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	31517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

240 SW GALILEE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	45,591
TOTAL MARKET VALUE	49,591
SOH/AGL Deduction	12,481
ASSESSED VALUE	37,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,110
TOTAL JUST VALUE	49,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,070

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37544	PUMP/UTPOL	50	12/14/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1370/0629	10/05/2018	WD	Q	V	01	25,000
GRANTOR: NELSON MONTERO						
GRANTEE: CLAUDIO & LORA VERA						
1367/2539	5/24/2018	WD	U	V	37	5,000
GRANTOR: VICTOR & ANA VALENZUE						
GRANTEE: NELSON MONTERO						

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	5.01	AC		1.00	1.00	0.70	13,000.00	9,100.00	45,591							

REVIEW DATE 01/31/2019 BY DF Total Acres: 5.01 Total Land Value: 45,591 Market: 0 Agricultural: 0 Common: 45,591 PRINTED 06/30/2026 BY SYS