COMM NE COR OF SE1/4, RUN S 536. POB, RUN W 493.01 FT, N 261.55 F FT, S 259.65 FT TO POB. (PARCEL

GUZMAN JANET MORA
164 NW SENIOR CT
LAKE CITY, FL 32055

2027

32-2S-16-01807-002

BUILDING CHARACTERISTICS

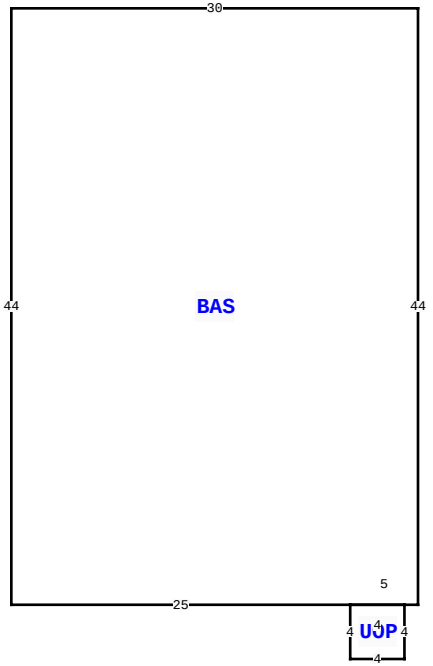
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	32216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	37,071
UOP	16	20		3	84
TOTALS	1,336			1,323	37,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,323	56.7360	62.41	82,568	1945	1945	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2026 Heated Area: 1320 HX Base Yr



164 NW SENIOR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	37,156
TOTAL MARKET OB/XF VALUE	5,800
TOTAL LAND VALUE - MARKET	29,500
TOTAL MARKET VALUE	72,456
SOH/AGL Deduction	0
ASSESSED VALUE	72,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,456
TOTAL JUST VALUE	72,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	73,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042436	Electrical Servic	0	07/28/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2666	4/02/2026	WD	Q	I	01	260,000
GRANTOR: SIGLER JUAN MANUEL						
GRANTEE: GUZMAN JANET MORA						
1430/988	2/11/2021	WD	Q	I	01	35,000
GRANTOR: WILSON CORNELL R						
GRANTEE: SIGLER JUAN MANUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S44 E25 UOP= S4 E4N4 W4$ E5 N44$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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	0		A-1	0.00	0.00	2.95	AC		1.00	1.00	1.00	10,000.00	10,000.00	29,500							

REVIEW DATE 08/28/2026 BY TP Total Acres: 2.95 Total Land Value: 29,500 Market: 0 Agricultural: 0 Common: 29,500 PRINTED 11/16/2026 BY SYS