BEG SW COR OF NE1/4, N 452 FT, S
FT, S 334.64 FT TO S LINE OF NE1
TO POB, EX RD R/W DESC ORB 975-1

PEREZ MARISOL
223 SE OLUSTEE AVE
LAKE CITY, FL 32025

2027

32-3S-16-02420-002

BUILDING CHARACTERISTICS

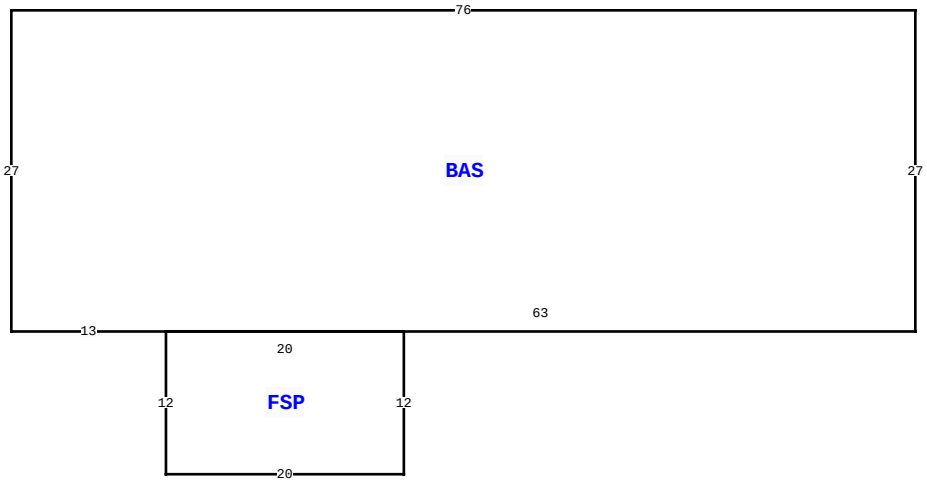
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	94,181
FSP	240	40		96	4,406
TOTALS	2,292			2,148	98,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	2,148	104.3100	83.45	179,251	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 2052 HX Base Yr



715 SW BIRLEY AVE, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	800	
5	0031	BARN,MT AE	0	0	24	36	864.00	UT	9.00	9.00	100	2013	2013	3	100	7,776	
6	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,588
TOTAL MARKET OB/XF VALUE	18,576
TOTAL LAND VALUE - MARKET	95,095
TOTAL MARKET VALUE	129,279
SOH/AGL Deduction	0
ASSESSED VALUE	129,279
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,279
TOTAL JUST VALUE	212,259
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30821	STORAGE	104	03/06/2013
16011	M H	125	09/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2219	9/30/2025	WD	Q	I	01	220,000
GRANTOR: DIAZ CARLOS A						
GRANTEE: PEREZ MARISOL						
1369/1465	9/21/2018	WD	Q	I	01	141,000
GRANTOR: FREDERICK A MAURER II						
GRANTEE: CARLOS A & MIGDALIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E13 FSP= S12 E20 N12 W20$ E63 N27$.

LAND DESCRIPTION

TOTAL OB/XF 18,576

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 01/16/2026 BY TP Total Acres: 10.01 Total Land Value: 12,115 Market: 85,500 Agricultural: 2,520 Common: 9,595 PRINTED 11/17/2026 BY SYS