COMM SW COR OF NE1/4, N 452 FT,
78 DEG E 516.92 FT FOR POB, CONT
597.97 FT, S 5 DEG W 334.81 FT,

PEREZ MARISOL
334 SW SLEEPY GLN
LAKE CITY, FL 32024

2026

32-3S-16-02420-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6200	PASTURE CLS33	
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
TOTALS					

MARKET ADJUSTMENTS

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

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	57,500
TOTAL MARKET VALUE	31,400
SOH/AGL Deduction	5,800
ASSESSED VALUE	25,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,600
TOTAL JUST VALUE	57,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	55,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/2313	2/25/2026	WD	U	I	11	100
GRANTOR: CABALLERO JOEL MAYTIN						
GRANTEE: PEREZ MARISOL						
1494/1705	7/10/2023	WD	U	V	37	25,000
GRANTOR: HUDGINS JAMES TRUST D						
GRANTEE: CABALLERO JOEL MAYT						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	5.00	AC		1.00	1.00	0.50	12,000.00	6,000.00	30,000							
2	6200	A	PASTURE 3	0					5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
3	9910	M	MKT.VAL.AG	0					5.00	AC		1.00	1.00	0.50	11,000.00	5,500.00	27,500							

REVIEW DATE 04/22/2026 BY MLU Total Acres: 10.00 Total Land Value: 31,400 Market: 27,500 Agricultural: 1,400 Common: 30,000 PRINTED 05/12/2026 BY SYS