

COMM SW COR OF NE1/4 OF NW1/4, R
E 497.21 FT FOR POB, CONT E 873.
264.40 FT, W 874.64 , S 264.31 F

RUEDA JOSE M/RUEDA MERCEDES
362 SW BIRLEY AVE
LAKE CITY, FL 32024-0608

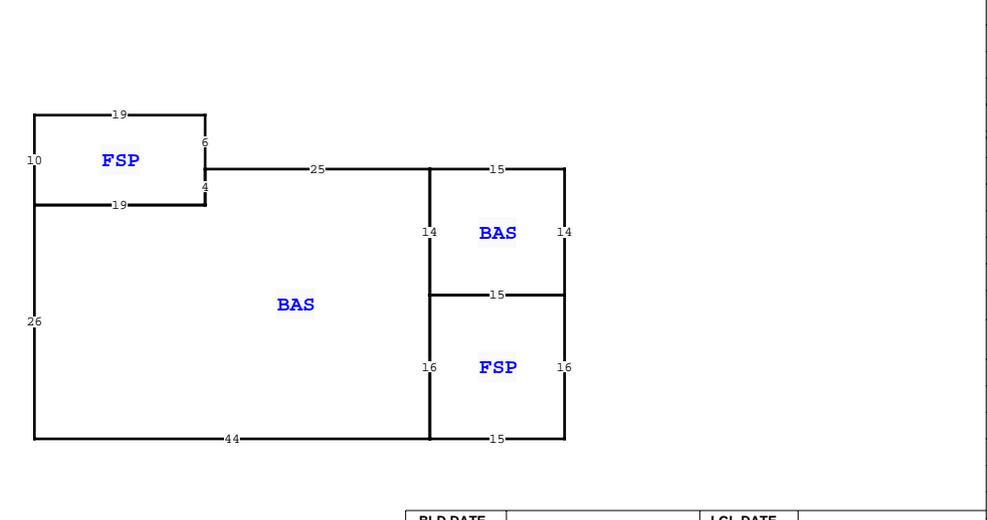
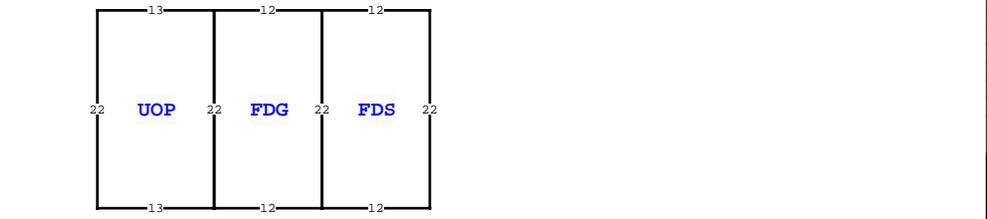
2026

32-3S-16-02428-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,999	116.4000	132.70	265,267	1981	1990	0	0	0 35.00	65.00	

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 3						Tax Dist:			
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									



QUALITY	CD				
05	05				
DOR CODE	0100 SINGLE FAMILY				
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	210	100		210	18,114
BAS	1,244	100		1,244	107,301
FDG	264	60		158	13,629
FDS	264	60		158	13,629
FSP	190	40		76	6,555
FSP	240	40		96	8,280
UOP	286	20		57	4,917
TOTALS	2,698			1,999	172,424

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1384/1490	5/14/2019	WD Q	I 01	180,000
GRANTOR: DEREK MACLAREN				
GRANTEE: JOSE M & MERCEDES R				
1239/0522	8/01/2012	WD Q	I 01	163,000
GRANTOR: JEFFREY E & SUSAN A J				
GRANTEE: DEREK MACLAREN				

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	0280	POOL R/CON	0	100	32	16	UT		70.00	100	1995	1995	3	40	14,336	
2	0282	POOL ENCL	0	100	0	0	UT		15.00	100	1995	1995	3	40	5,100	
3	9945	Well/Sept	0	0	0	0	UT		7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	UT		0.00	100	2006	2006	3	100	300	
5	0166	CONC, PAVMT	0	100	0	0	UT		0.00	100	2006	2006	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	UT		0.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,600							

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

BUILDING DIMENSIONS									
BAS= W25 FSP= N6 W19 S10 E19N4S\$4 W19 S26 E44 FSP= E15 N16 W15 S16\$ N16 BAS= E15 N14 W15 S14\$ N14\$ PTR=N20 FDS= N22 W12 FDG= W12 UOP= W13 S22 E13 N22\$ S22 E12 N22\$ S22 E12\$ S20\$.									

TOTAL OB/XF 28,036																								
REVIEW DATE 11/19/2024 BY JB																								