

LOT 6 & 10 FT OFF E SIDE OF LOTS  
MORNINGSIDE HEIGHTS S/D. UNREC D  
CHANCERY BK V PGS 331 THRU 337.

EAST WEST 6683 LLC  
156 LOMBARD CIR  
CLERMONT, FL 34711

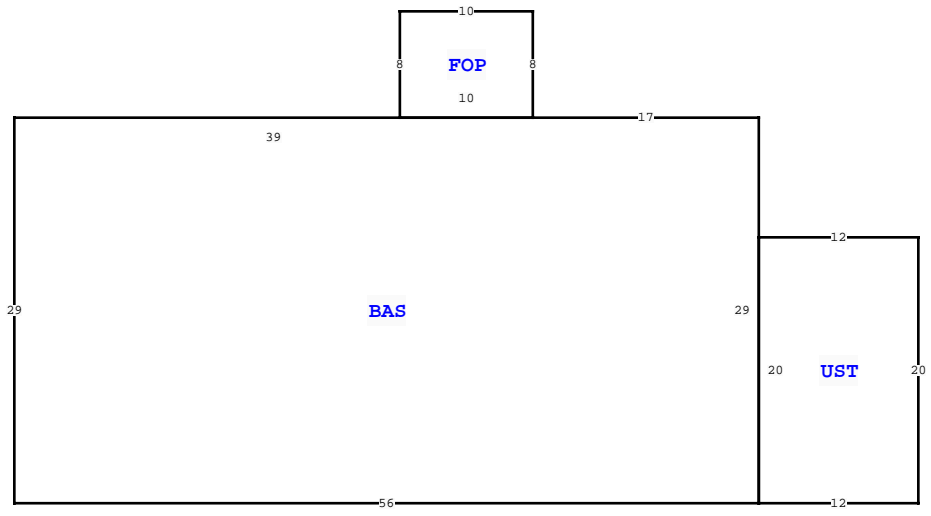
2026

33-3S-17-06397-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04	SINGLE	SID	100	
Roof Structur	03	GABLE	HIP	100	
Roof Cover	03	COMP	SHNGL	100	
Interior Wall	04	PLYWOOD		100	
Interior Floor	14	CARPET		90	
Interior Floor	06	VINYL	ASB	10	
Air Condition	02	WINDOW		100	
Heating Type	02	CONVECTION		100	
Bedrooms		3		100	
Bathrooms		1		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Architectual	05	CONV		100	
Units		0		100	
Condition Adj	02	02		100	
Kitchen Adjus	01	01		100	
Quality	01	01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		07	
NEIGHBORHOOD/LOC	33317.060	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	53,270
FOP	80	30		24	787
UST	240	45		108	3,543
TOTALS	1,944			1,756	57,600

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,756	53.2508	59.64	104,728	1945	1945	10	0	35.00	55.00
1 SINGLE FAM 0% - 2023 Heated Area: 1624 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			57,600
TOTAL MARKET OB/XF VALUE			250
TOTAL LAND VALUE - MARKET			35,625
TOTAL MARKET VALUE			93,475
SOH/AGL Deduction			0
ASSESSED VALUE			93,475
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			93,475
TOTAL JUST VALUE			93,475
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			89,912

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042698	Electrical Servic	0	09/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/2260	9/19/2025	QC	U	I	11	100
GRANTOR: SEETARAM WENDY						
GRANTEE: SEETARAM KISHORE						
1465/1250	4/20/2022	WD	U	I	37	92,000
GRANTOR: VERNEUILLE WANDA C						
GRANTEE: EAST WEST 6683 LLC						

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	0166	CONC,PAVMT	0	0	0	0		0.00	100	2017	2017	3	100	250	

BLD DATE: LGL DATE: 05/12/2026 MLU  
XF DATE: LAND DATE: 05/12/2026  
INC DATE: AG DATE:

1410 E DUVAL ST, LAKE CITY

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W17 FOP= N8 W10 S8 E10\$ W39 S29 E56 UST= E12 N20 W12 S20\$ N29\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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	0		CI	180.00	130.00	57,000.00	SF		1.00	1.00	0.25	2.50	0.63	35,625							