LOT 6 BLOCK 4 GOLF MANOR S/D.

964-2196, WD 1027-1694, WD 1082-

LAVASTIDA JACINTO L/LAVASTIDA ALELDA D
195 SE CAMERON TER
LAKE CITY, FL 32025

2027

33-3S-17-06783-000

BUILDING CHARACTERISTICS

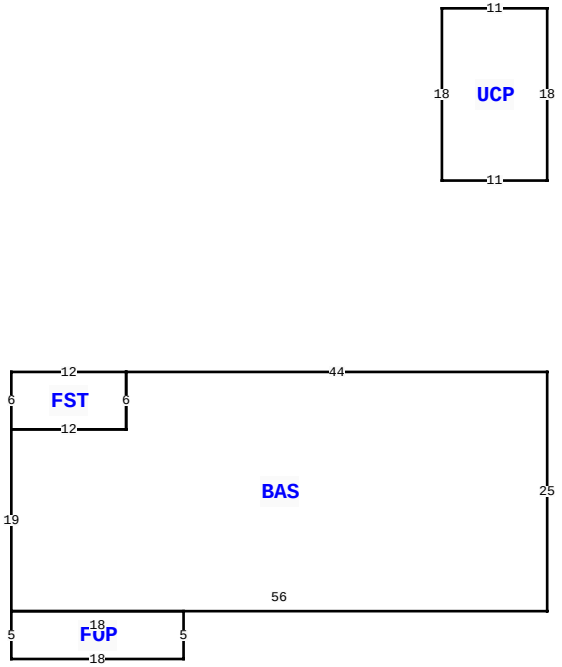
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	121,461
FOP	90	30		27	2,469
FST	72	55		40	3,658
UCP	198	20		40	3,658
TOTALS	1,688			1,435	131,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,435	127.9200	140.71	201,919	1966	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1328 HX Base Yr 2007



195 SE CAMERON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
4	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		131,247
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		151,707
SOH/AGL Deduction		59,674
ASSESSED VALUE		92,033
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,622
TOTAL JUST VALUE		151,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38359	MAINT/ALTR	75	07/15/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1082/1633	5/01/2006	WD	Q	I		104,500
GRANTOR: RICHARD J & CHRISTINA						
GRANTEE: JACINTO L & ALELDA						
1027/1694	10/06/2004	WD	Q	I		64,500
GRANTOR: SAVATORE J & WANDA MA						
GRANTEE: RICHARD J & CHRISTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 S6 E12 N6$S6 W12 S19 FOP= S5 E18 N5 W18$
E56 N25$ PTR=N20 UCP= N18 W11 S18 E11$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/12/2019 BY RP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS