

COMM NW COR OF NE1/4 OF NW1/4, R  
233.40 FT FOR POB, RUN S 77 DEG  
S 180.68 FT, W 233.30 FT, N 6 DE

INIGUEZ REGINA ELAINE  
1189 SW WENDY TER  
LAKE CITY, FL 32025

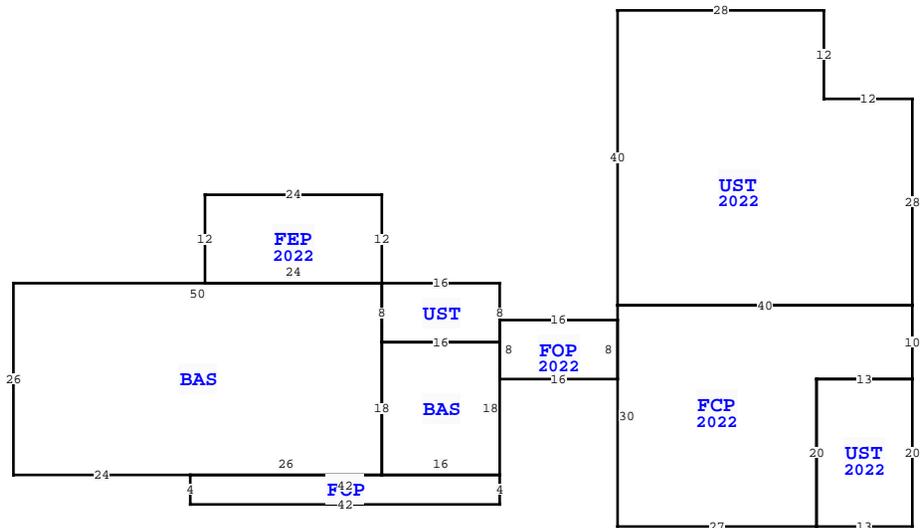
2026

33-4S-17-08940-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	33417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	288	100	
BAS	1,300	100	
FCP	940	25	2022
FEP	288	80	2022
FOP	168	30	
FOP	128	30	2022
UST	128	45	
UST	260	45	2022
UST	1,456	45	2022
TOTALS	4,956		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		Heated Area: 1588					HX Base Yr 2024	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		277,931	
TOTAL MARKET OB/XF VALUE		0	
TOTAL LAND VALUE - MARKET		18,000	
TOTAL MARKET VALUE		295,931	
SOH/AGL Deduction		101,627	
ASSESSED VALUE		194,304	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		142,893	
TOTAL JUST VALUE		295,931	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,965	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048598	Roof Replacement	3,000	11/06/2023
27804	PUMP/UTPOL	50	05/11/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/261	6/16/2023	WD	Q	I	01	315,000

GRANTOR: FRITH JERRY ALLEN  
 GRANTEE: INIGUEZ REGINA ELAI  
 1458/1834 2/02/2022 WD Q I 01 295,000  
 GRANTOR: SIKES SANDRA MAY  
 GRANTEE: FRITH JERRY ALLEN

BUILDING NOTES	
UST=[YR=2022;ORIG=60,-37] W28 S40 E40 N28 W12 N12 \$ BAS=[ORIG=0,0] W50 S26 E24 E26 N18 N8 \$ FCP=[YR=2022;ORIG=72,3] W40 S30 E27 N20 E13 N10 \$ BAS=[ORIG=0,26] E16 N18 W16 S18 \$ UST=[YR=2022;ORIG=59,13] E13 S20 W13 N20 \$ FOP=[ORIG=-26,26] S4 E42 N4 W42 \$ UST=[ORIG=0,8] E16 N8 W16 S8 \$ FOP=[YR=2022;ORIG=16,5] E16 S8 W16 N8 \$ FEP=[YR=2022;ORIG=-24,-12] E24 S12 W24 N12 \$	

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

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							