LOT 9 BLOCK B BELLAIRE S/D.
453-302, WD 1019-1553, WD 1099-1

ZARRO CHRISTINA ELIZABETHANN
795 SE DEFENDER DR
LAKE CITY, FL 32025

2027

34-3S-17-06989-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	08	SHT VINYL 40
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 06

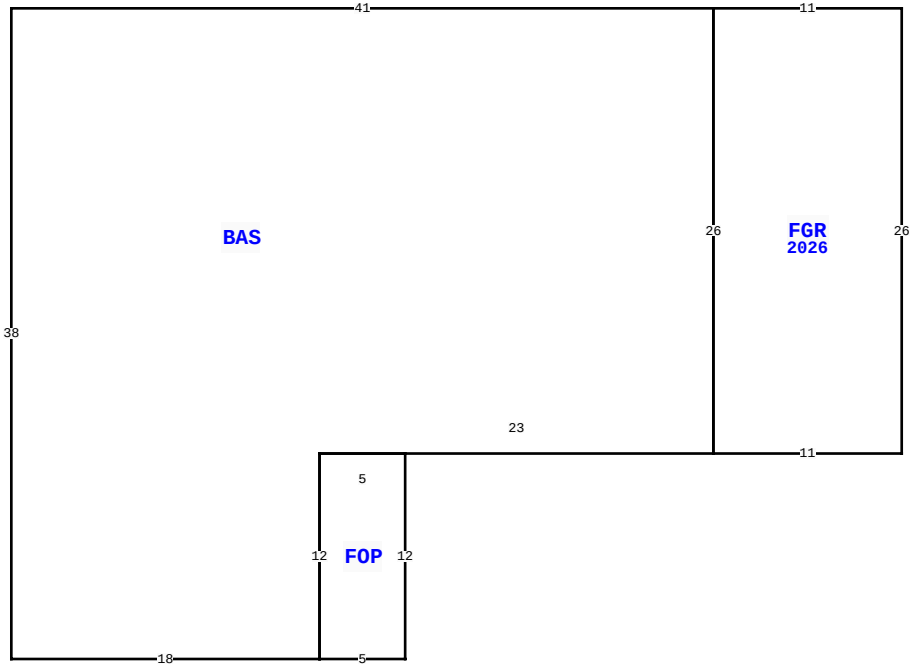
NEIGHBORHOOD/LOC 34317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,282	100		1,282	112,945
FGR	286	55	2026	157	13,832
FOP	60	30		18	1,586
TOTALS	1,628			1,457	128,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,457	123.2160	135.54	197,482	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1282 HX Base Yr 2026



795 SE DEFENDER DR, 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	1,000.00	1,000.00	50	0	0	3	50	500	
2	0296	SHED METAL	0	100	8	10	1.00	UT	1,000.00	1,000.00	20	1993	1993	3	20	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	900.00	900.00	100	2023	2022		100	900	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,363
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		148,463
SOH/AGL Deduction		0
ASSESSED VALUE		148,463
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		97,052
TOTAL JUST VALUE		148,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,793

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1299	10/22/2026	QC	U	I	11	100
GRANTOR: ZARRO CHRISTINA ELIZA						
GRANTEE: ZARRO CHRISTINA ELI						
1553/785	10/31/2025	WD	Q	I	01	193,500
GRANTOR: SADLER KIAN R						
GRANTEE: NORTH CHRISTINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=-11,0] W41 S38 E18 N12 E23 N26 $
FOP=[ORIG=-34,38] E5 N12 W5 S12 $
FGR=[YR=2026;ORIG=-11,0] E11 S26 W11 N26 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/20/2026 BY TP Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS