

LOT 1 BLOCK D BELLAIRE S/D.
308-110, 723-395, 777-2234, WD 1

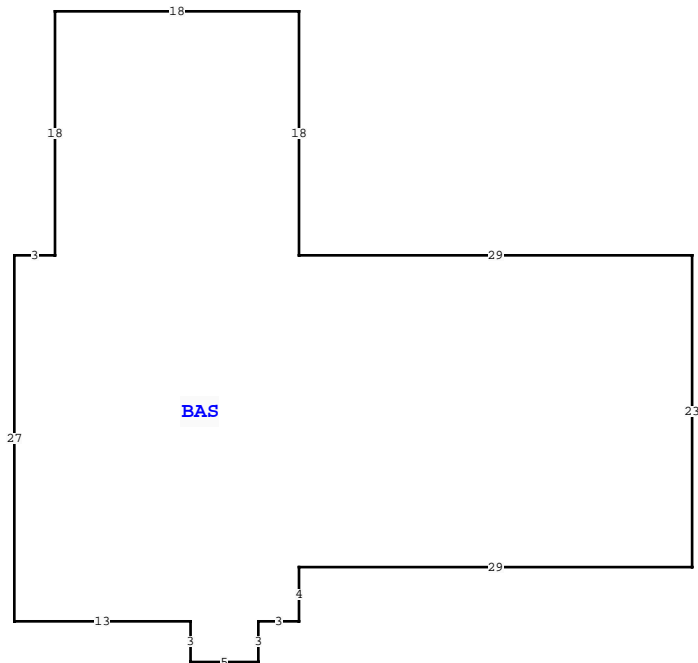
RIZZO VALERIE/ARGABRITE IAN WILLIAM
294 SE TRIBBLE ST
LAKE CITY, FL 32025

2026

34-3S-17-07007-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	06
NEIGHBORHOOD/LOC	34317.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,573	100	
TOTALS	1,573		1,573

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: 1573			HX Base Yr 2024				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			137,366
TOTAL MARKET OB/XF VALUE			3,950
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			159,816
SOH/AGL Deduction			1
ASSESSED VALUE			159,815
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			108,404
TOTAL JUST VALUE			159,816
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			159,816

SALE:2:1: LOT 1, BLK D, BELLAIRE S/D
SALE:1:1: LOT 1 BLK D BELLAIRE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047687	Roof Replacement	9,000	07/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1495/1602	7/24/2023	WD	Q	I	01	185,000
GRANTOR: LEE ADAM						
GRANTEE: RIZZO VALERIE						
1303/0769	10/20/2015	WD	Q	I	01	95,000
GRANTOR: DARLENE SPERICO						
GRANTEE: ADAM & AMANDA K LEE						

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0 100	0 0	1.00
2	0190	FPLC PF	0 100	0 0	1.00
3	0294	SHED WOOD/	0 100	8 10	1.00
4	0120	CLFENCE 4	0 100	0 0	1.00
5	0080	DECKING	0 100	12 18	1.00
6	0169	FENCE/WOOD	0 100	0 0	1.00

TOTAL OB/XF												3,950			
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	0 100	0 0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
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	0294	SHED WOOD/	0 100	8 10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0080	DECKING	0 100	12 18	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
6	0169	FENCE/WOOD	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W29 N18 W18 S18 W3 S27 E13 S3 E5 N3 E3 N4 E29 N23\$.

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							