

PART OF LOT 57, CATALINA S/D PAR  
 FOLLOWS: COMM AT NW COR OF LOT 5  
 FT TO POB, E 96.09 FT, S 44.37 F

PERRY VICTORIA A/PERRY WILLIAM T  
 161 SE CLAUDIA WAY, APT 102  
 LAKE CITY, FL 32025

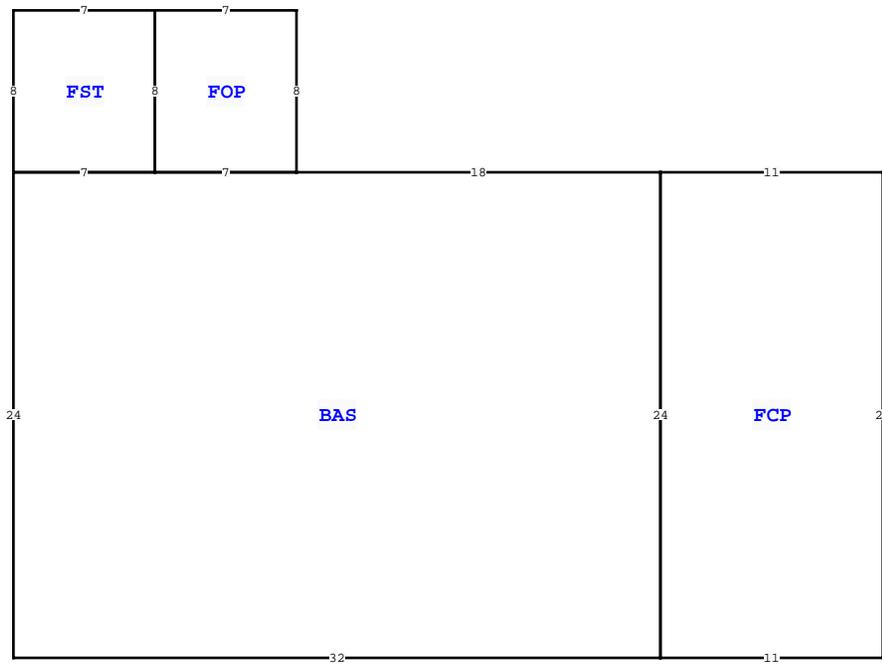
2026

34-3S-17-07018-062



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		1	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	768	100	
FCP	264	25	
FOP	56	30	
FST	56	55	
TOTALS	1,144		882

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	100%	-	2026							
				Heated Area: 768							
					HX Base Yr 2026						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		51,957	
TOTAL MARKET OB/XF VALUE		450	
TOTAL LAND VALUE - MARKET		11,250	
TOTAL MARKET VALUE		63,657	
SOH/AGL Deduction		11,270	
ASSESSED VALUE		52,387	
TOTAL EXEMPTION VALUE	HX HB VP	37,387	
BASE TAXABLE VALUE		15,000	
TOTAL JUST VALUE		63,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		64,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2142	3/03/2025	WD	U	I	37	101,000
GRANTOR: BRACKEN JOE						
GRANTEE: PERRY VICTORIA A						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W18 W7 W7 S24 E32 N24 \$	
FCP=[ORIG=0,24] E11 N24 W11 S24 \$	
FOP=[ORIG=-18,0] N8 W7 S8 E7 \$	
FST=[ORIG=-25,0] N8 W7 S8 E7 \$	

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	100	0	0			0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	2017	2017	3	100	250	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	100		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							