

COMM NE COR OF W1/2 OF SW1/4,  
S7 DEG W BEING THE E LINE OF  
OAK FOREST S/D UNR 348.52 FT

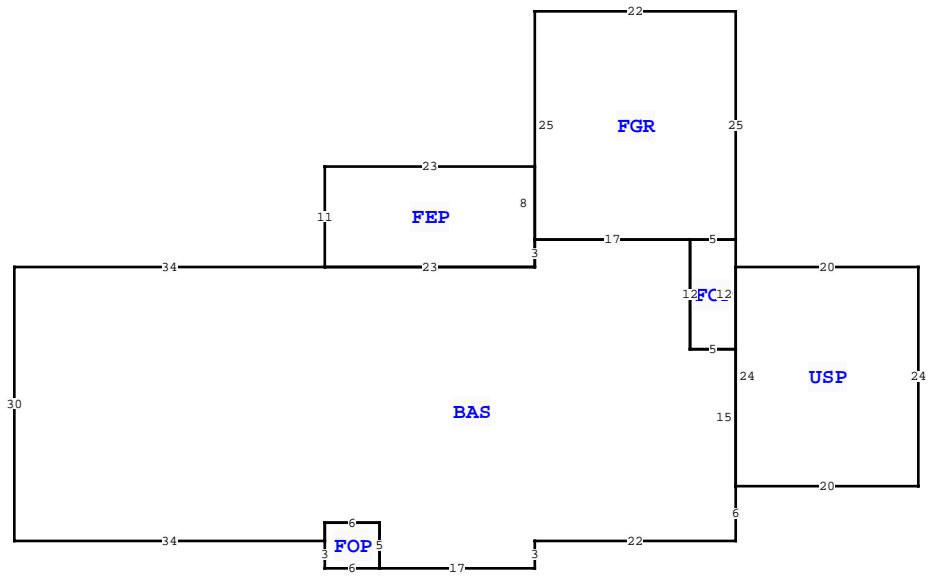
CASTRO DONNA/PENTHEROS CINDY  
175 SW AL JERNON CT  
LAKE CITY, FL 32024

**2026**

34-4S-16-03274-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	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	01
NEIGHBORHOOD/LOC	34416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,415	100	
FEP	253	80	
FGR	550	55	
FOP	30	30	
FOP	60	30	
USP	480	35	
TOTALS	3,788		

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% - 2020			419,487	1978	1990		0	35.00	65.00
Heated Area: 2415 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			272,667
TOTAL MARKET OB/XF VALUE			16,690
TOTAL LAND VALUE - MARKET			48,400
TOTAL MARKET VALUE			337,757
SOH/AGL Deduction			227,898
ASSESSED VALUE			109,859
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			53,448
TOTAL JUST VALUE			337,757
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			342,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052491	Roof Replacement	22,290	03/04/2025
000047153	Electrical Servic	0	05/05/2023
25794	M H	275	05/08/2007
7086	M H	60	04/26/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1364/0379	7/09/2018	WD Q	Q	I	01	250,000
GRANTOR: FREDRICK R & TERRI A						
GRANTEE: DONNA CASTRO & CIND						
1049/0541	6/03/2005	WD Q	Q	I		250,000
GRANTOR: SUZANNE M WASDEN						
GRANTEE: FREDRICK R & TERRI						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0
2	0210	GARAGE U	0	100	0	1.00	UT	0.00	0.00	100	2017
3	0166	CONC, PAVMT	0	100	22	660.00	UT	1.50	1.50	100	0
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017
5	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2017
6	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2017
7	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2024

TOTAL OB/XF												16,690												
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	4.00	LT		1.00	1.00	0.55	22,000.00	12,100.00	48,400							

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS= W34 S30 E34 FOP= S3 E6 N5 W6 S2\$ N2 E6 S5 E17 N3 E22 N6 USP= E20 N24 W20 S24 \$ N15 FOP= N12 W5 S12 E5\$W5 N12 FGR= E5 N25 W22 S25 E17 \$ W17 FEP= N8 W23 S11 E23 N3\$ S3 W23\$.											

LAND DESCRIPTION												TOTAL OB/XF												16,690
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1	0100	C	SFR	100		A-1	0.00	0.00	4.00	LT		1.00	1.00	0.55	22,000.00	12,100.00	48,400							