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

2027

34-4S-16-03274-003

BUILDING CHARACTERISTICS

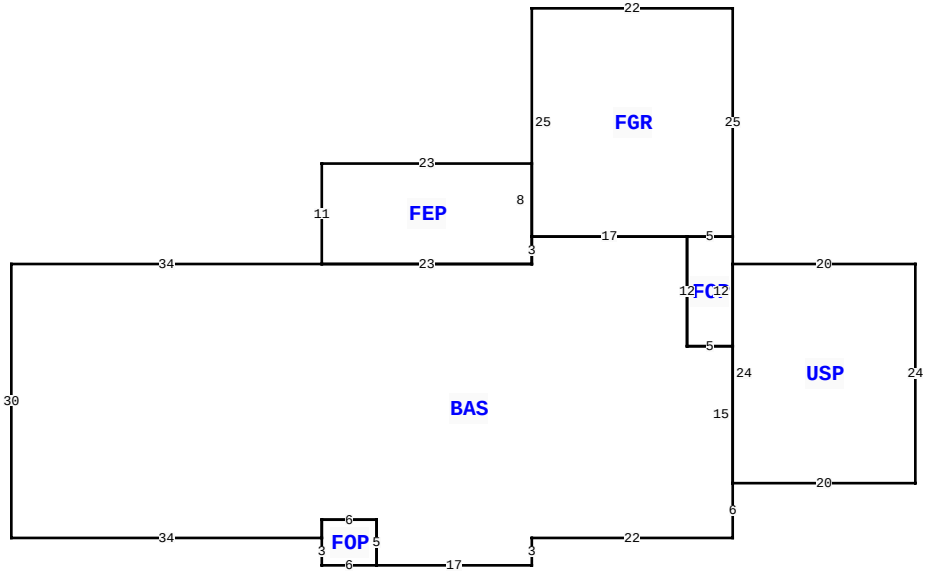
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100		2,415	207,694
FEP	253	80		202	17,373
FGR	550	55		302	25,973
FOP	30	30		9	774
FOP	60	30		18	1,548
USP	480	35		168	14,448
TOTALS	3,788			3,114	267,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,114	120.2800	132.31	412,013	1978	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2415 HX Base Yr 2020



175 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2022 MLU
XF DATE		LAND DATE	
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
3	0166	CONC,PAVMT	0	100	22	30	660.00	UT	1.50	1.50	100	0	0	3	100	990	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		267,808
TOTAL MARKET OB/XF VALUE		16,690
TOTAL LAND VALUE - MARKET		48,400
TOTAL MARKET VALUE		332,898
SOH/AGL Deduction		219,743
ASSESSED VALUE		113,155
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		56,744
TOTAL JUST VALUE		332,898
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,757

BLDG:1:1: SEE 2018 FOR PREVIOUS NOTES

PRMT:1:1: 14X52

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	I	01	250,000
GRANTOR: FREDRICK R & TERRI A						
GRANTEE: DONNA CASTRO & CIND						
1049/0541	6/03/2005	WD	Q	I		250,000
GRANTOR: SUZANNE M WASDEN						
GRANTEE: FREDRICK R & TERRI						

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

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		A-1	0.00	0.00	4.00	LT		1.00	1.00	0.55	22,000.00	12,100.00	48,400							

REVIEW DATE 03/26/2025 BY chuck Total Acres: 6.57 Total Land Value: 48,400 Market: 0 Agricultural: 0 Common: 48,400 PRINTED 11/17/2026 BY SYS