

COMM NW COR OF SE1/4 OF NW1/4, R
 POB, RUN S 376.48 FT, E 230.65 F
 W 230.69 FT TO POB EX RD R/W OFF

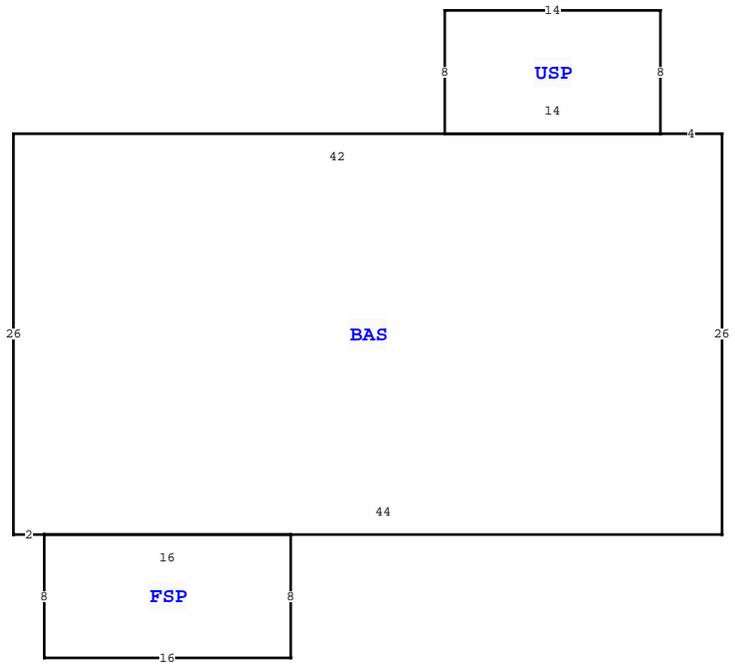
TORRES-HEREDIA JUAN
 428 SE ALFRED MARKHAM ST
 LAKE CITY, FL 32025

2026

34-4S-17-08991-000


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	04		SINGLE SID	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	12		MODULAR MT	100	
Interior Wall	05		DRYWALL	100	
Interior Floo	09		PINE WOOD	90	
Interior Floo	06		VINYL ASB	10	
Air Condition	02		WINDOW	100	
Heating Type	03		FORCED AIR	100	
Bedrooms			3	100	
Bathrooms			1	100	
Frame			NONE	100	
Stories			1.	1. 100	
Architectual			05	CONV 100	
Units				0 100	
Condition Adj			01	01 100	
Kitchen Adjus			01	01 100	
Quality			05	05	
DOR CODE			0100	SINGLE FAMILY	
MAP NUM				MKT AREA 02	
NEIGHBORHOOD/LOC			34417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	60,404
FSP	128	40		51	2,576
USP	112	35		39	1,970
TOTALS	1,436			1,286	64,949

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,286	68.1600	77.70	99,922	1950	1950	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2026 Heated Area: 1196 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			64,949	
TOTAL MARKET OB/XF VALUE			200	
TOTAL LAND VALUE - MARKET			27,040	
TOTAL MARKET VALUE			92,189	
SOH/AGL Deduction			21,145	
ASSESSED VALUE			71,044	
TOTAL EXEMPTION VALUE	HX HB		46,044	
BASE TAXABLE VALUE			25,000	
TOTAL JUST VALUE			92,189	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			87,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1873	3/21/2013	WD	U	I	38	38,000
GRANTOR: CLINT L LOWRY & HOLLY						
GRANTEE: JUAN TORRES-HEREDIA						
1182/0996	10/12/2009	WD	U	I	16	65,000
GRANTOR: WALLACE & CAROL LOWER						
GRANTEE: CLINT L LOWRY						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

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	0296	SHED METAL	0	100	8	10			0.00	100	1993	1993	3	100	200	

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W4 USP= N8 W14 S8 E14\$ W42 S26 E2 FSP= S8 E16 N8 W16\$ E44 N26\$.												

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		A-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,040								