

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

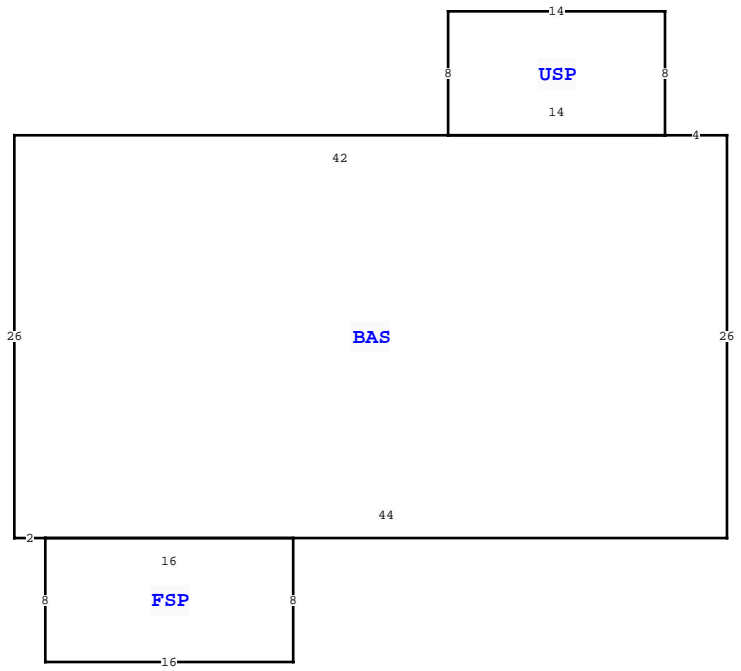
TORRES-HEREDIA JUAN
 428 SE ALFRED MARKHAM ST
 LAKE CITY, FL 32025

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	01		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	59,347
FSP	128	40		51	2,530
USP	112	35		39	1,935
TOTALS	1,436			1,286	63,812

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	76.34	98,173	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					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				63,812	
TOTAL MARKET OB/XF VALUE				200	
TOTAL LAND VALUE - MARKET				27,040	
TOTAL MARKET VALUE				91,052	
SOH/AGL Deduction				21,145	
ASSESSED VALUE				69,907	
TOTAL EXEMPTION VALUE				HX HB 44,907	
BASE TAXABLE VALUE				25,000	
TOTAL JUST VALUE				91,052	
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						

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	1.00	UT	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							