COMM SW COR OF SE1/4, W 15.80 FT
N ALONG R/W 1236 FT FOR POB, CON
137.50 FT, E 345.30 FT, S 149.50

CORRAO MICHAEL/LENZ ASHELEE
517 HARDWOOD CIR
ORLANDO, FL 32828

2027

34-4S-17-09016-001

BUILDING CHARACTERISTICS

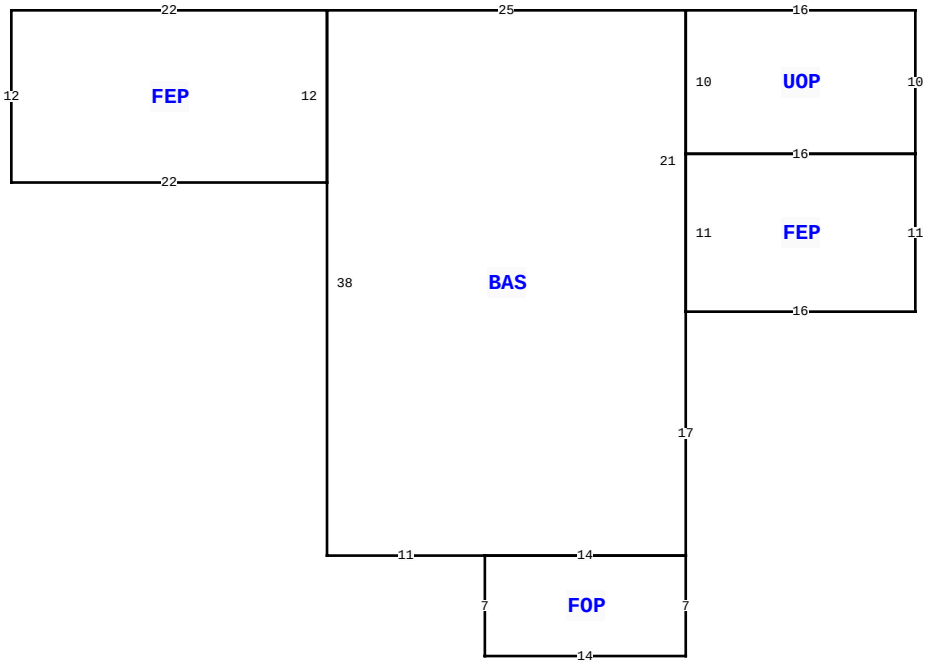
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
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	950	100		950	64,677
FEP	176	80		141	9,599
FEP	264	80		211	14,365
FOP	98	30		29	1,974
UOP	160	20		32	2,179
TOTALS	1,648			1,363	92,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	95.2200	104.74	142,761	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 950 HX Base Yr



7365 S US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0166	CONC,PAVMT	0	0	14	43	602.00	UT	0.56	0.56	100	0	0	3	100	337	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	92,795
TOTAL MARKET OB/XF VALUE	337
TOTAL LAND VALUE - MARKET	20,160
TOTAL MARKET VALUE	113,292
SOH/AGL Deduction	2,926
ASSESSED VALUE	110,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,366
TOTAL JUST VALUE	113,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1578	9/10/2026	WD	Q	I	01	65,000
GRANTOR: OLIVIA RAE INVESTMENT						
GRANTEE: CORRAO MICHAEL						
1407/1872	3/06/2020	QC	U	I	11	65,200
GRANTOR: DARRYL SANCHEZ						
GRANTEE: OLIVIA RAE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= W22 S12 E22 N12$ S38 E11 FOP= S7E14 N7 W14$ E14 N17 FEP= E16 N11 UOP= N10 W16 S10 E16$ W16 S11$ N21$.

LAND DESCRIPTION

TOTAL OB/XF 337

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	0		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,160							

REVIEW DATE 07/13/2017 BY BC Total Acres: 1.12 Total Land Value: 20,160 Market: 0 Agricultural: 0 Common: 20,160 PRINTED 11/17/2026 BY SYS