COMM SE COR OF SW1/4 OF SW1/4 RU
E R/W OF CO RD, NW ALONG R/W 119
CONT NW ALONG R/W APPROX 302 FT,

FEDERICO BETTY M/FEDERICO LEONARD C
1217 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2027

36-2S-15-00119-003

BUILDING CHARACTERISTICS

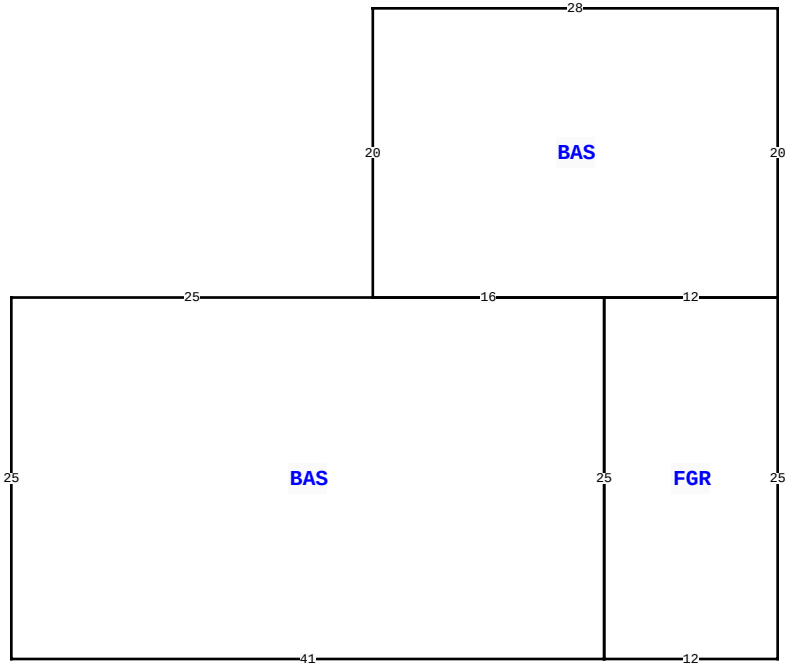
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	32	HARDIE BRD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	45,978
BAS	1,025	100		1,025	84,156
FGR	300	55		165	13,547
TOTALS	1,885			1,750	143,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,750	109.7600	120.74	211,295	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2001 Heated Area: 1585 HX Base Yr 2001



1217 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	100	10	35	350.00	UT	1.40	1.40	100	0	0	3	100	490	
2	0296	SHED METAL	0	100	12	16	192.00	UT	7.00	7.00	100	2005	2005	3	100	1,344	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0210	GARAGE U	0	100	30	35	1,050.00	UT	16.00	16.00	100	2021	2020		100	16,800	
5	0060	CARPORT F	0	100	25	30	750.00	UT	3.50	3.50	100	2021	2020		100	2,625	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,681
TOTAL MARKET OB/XF VALUE		27,559
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		196,440
SOH/AGL Deduction		49,720
ASSESSED VALUE		146,720
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,309
TOTAL JUST VALUE		196,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052395	Generator	0	02/20/2025
40617	ELECTRICAL	0	09/28/2020
40141	STORAGE	0	07/14/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0909/1002	4/19/2000	QC	Q	I	01	18,000
GRANTOR: B FEDERICO (AN HEIR)						
GRANTEE: B FEDERICO						
0909/1000	4/19/2000	QC	Q	I	01	12,000
GRANTOR: WILBUR NOLAN MCLEOD						
GRANTEE: B FEDERICO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S25 E41 FGR= E12 N25 W12 S25$ N25 BAS= E12 N20 W28 S20 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 27,559

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		00	0.00	0.00	1.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,200							

REVIEW DATE 03/06/2026 BY robin Total Acres: 1.40 Total Land Value: 25,200 Market: 0 Agricultural: 0 Common: 25,200 PRINTED 11/17/2026 BY SYS