

LOT 20 WOODS AT FALLING CREEK.
 CT 1252-2328, WD 1276-737, WD 14

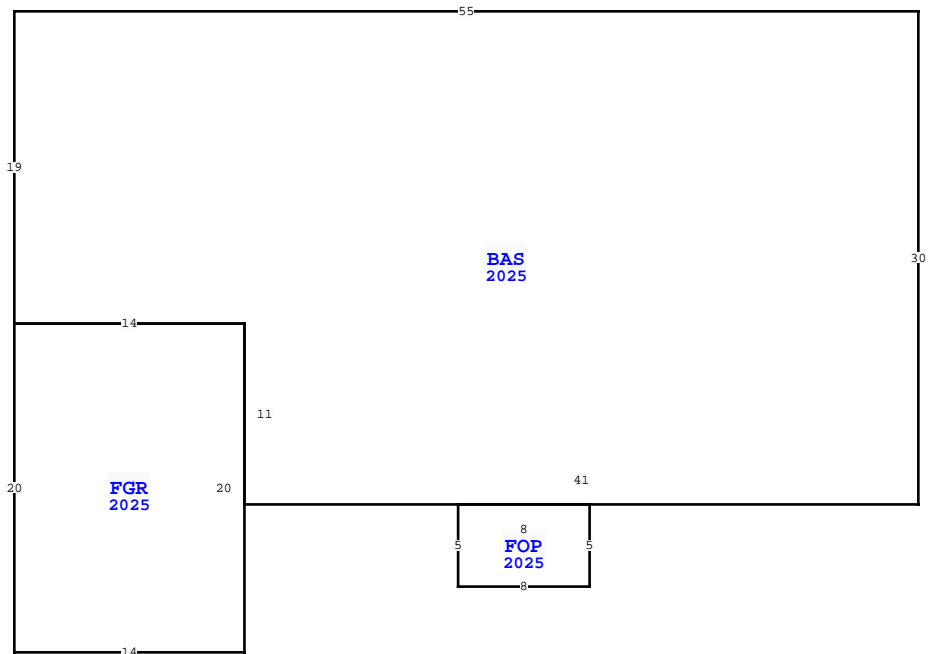
SUROS ANDRES JESUS QUESADA/HERNANDEZ DALEXA PENALV
 301 NW COLEMAN PL
 LAKE CITY, FL 32055

2026

36-2S-16-01890-120


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	36216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,496	100	2025
FGR	280	55	2025
FOP	40	30	2025
TOTALS	1,816		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 1496					HX Base Yr	2025



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			205,113
TOTAL MARKET OB/XF VALUE			1,800
TOTAL LAND VALUE - MARKET			28,836
TOTAL MARKET VALUE			235,749
SOH/AGL Deduction			1,378
ASSESSED VALUE			234,371
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			182,960
TOTAL JUST VALUE			235,749
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049820	New Residential C	120,000	05/15/2024
000049805	Right-of-Way Acce		05/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1357	9/12/2024	WD Q	Q	I	01	329,000
GRANTOR: JORGE YASMAMIS REYERS						
GRANTEE: SUROS ANDRES JESUS						
1509/1435	2/28/2024	WD Q	Q	V	01	32,000
GRANTOR: TYLER GEORGE S IV						
GRANTEE: JORGE YASMAMIS REYE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	600.00	UT	3.00	3.00	100	2025

TOTAL OB/XF												1,800												
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		PRRD	0.00	0.00	2.67	AC		1.00	1.00	0.90	12,000.00	10,800.00	28,836							

BUILDING NOTES	
BAS=[YR=2025;ORIG=0,-10] W55 S19 E14 S11 E41 N30 \$	
FGR=[YR=2025;ORIG=-55,9] E14 S20 W14 N20 \$	
FOP=[YR=2025;ORIG=-28,20] E8 S5 W8 N5 \$	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=0,-10] W55 S19 E14 S11 E41 N30 \$	
FGR=[YR=2025;ORIG=-55,9] E14 S20 W14 N20 \$	
FOP=[YR=2025;ORIG=-28,20] E8 S5 W8 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF																							1,800			
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		PRRD	0.00	0.00	2.67	AC		1.00	1.00	0.90	12,000.00	10,800.00	28,836											