LOT 28 WOODS AT FALLING CREEK.
CT 1252-2328, WD 1276-737, WD 15

BETANCOURT VLADIMIR LUIS/BETANCOURT YAHIMA LUIS
198 NW KYLE CT
LAKE CITY, FL 32055

2027

36-2S-16-01890-128

BUILDING CHARACTERISTICS

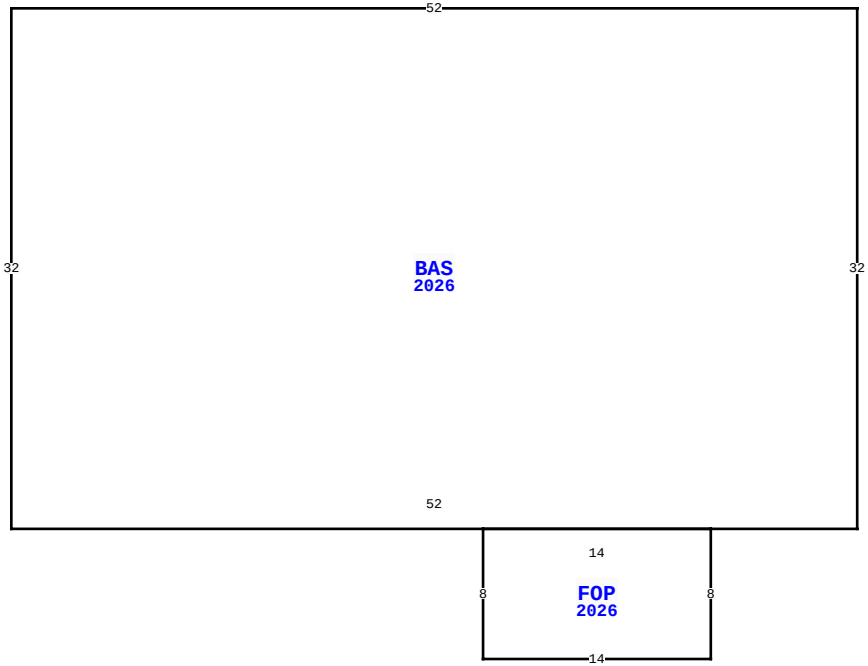
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2026	1,664	200,911
FOP	112	30	2026	34	4,105
TOTALS	1,776			1,698	205,017

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	109.7600	120.74	205,017	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1664 HX Base Yr 2026



198 NW KYLE CT, 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,017
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		42,900
TOTAL MARKET VALUE		247,917
SOH/AGL Deduction		0
ASSESSED VALUE		247,917
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		196,506
TOTAL JUST VALUE		247,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050614	New Residential C	80,000	08/21/2024
000050218	Right-of-Way Acce		06/26/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/2058	5/08/2026	QC	U	I	11	100
GRANTOR: BETANCOURT VLADIMIR L						
GRANTEE: BETANCOURT VLADIMIR						
1514/814	5/10/2024	WD	Q	V	01	32,300
GRANTOR: VIGO JOSEPH M						
GRANTEE: BETANCOURT VLADIMIR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=19,14] E52 S32 W52 N32 $
FOP=[YR=2026;ORIG=48,46] E14 S8 W14 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

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		PRRD	0.00	0.00	3.90	AC		1.00	1.00	1.00	11,000.00	11,000.00	42,900							

REVIEW DATE 02/27/2026 BY robin Total Acres: 3.90 Total Land Value: 42,900 Market: 0 Agricultural: 0 Common: 42,900 PRINTED 11/17/2026 BY SYS