

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

**2026**

36-2S-16-01890-128  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	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	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
BAS	1,664	100	2026
FOP	112	30	2026
TOTALS	1,776		

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%	- 2026		208,735	2025	2025	0	0	0.00	100.00
				Heated Area: 1664			HX Base Yr 2026				

BAS  
2026

14
FOP 2026
14

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,735
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			42,900
TOTAL MARKET VALUE			251,635
SOH/AGL Deduction			0
ASSESSED VALUE			251,635
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			200,224
TOTAL JUST VALUE			251,635
NCON VALUE			208,735
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			31,200

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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0			
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026						MLU			

BUILDING NOTES											
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**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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							