COMM NE COR OF SE1/4, RUN W
1078.40 FT, S 575 FT FOR POB,
CONT S 241.83 FT, E 105 FT, S

TROIANO JENNIFER T
424 SW SUNNYDALE GLN
LAKE CITY, FL 32024-4893

2027

36-4S-16-03304-000

BUILDING CHARACTERISTICS

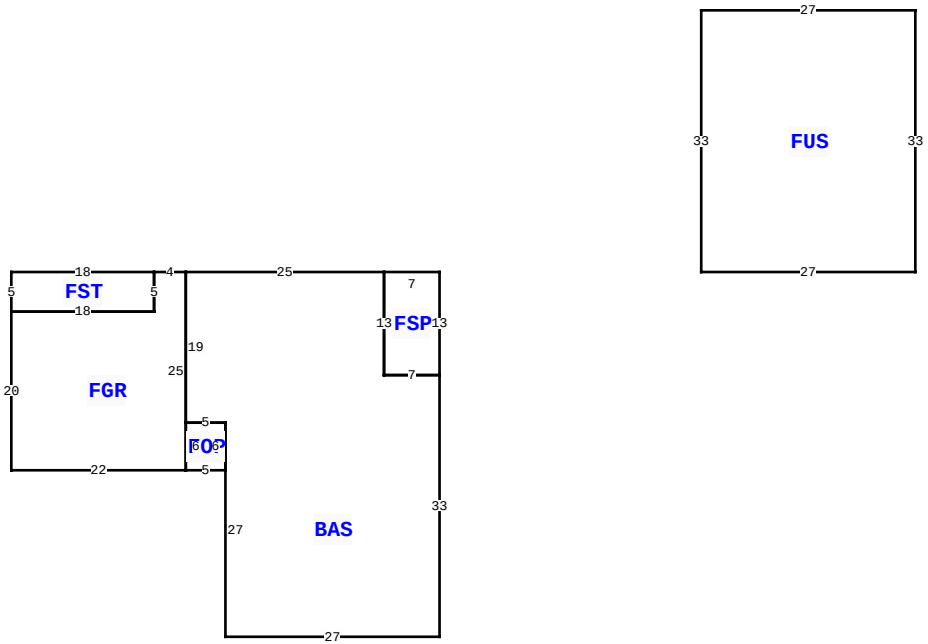
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,246	100		1,246	99,812
FGR	460	55		253	20,267
FOP	30	30		9	721
FSP	91	40		36	2,884
FST	90	55		50	4,005
FUS	891	100		891	71,375
TOTALS	2,808			2,485	199,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	112.0350	123.24	306,251	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2137 HX Base Yr 2017



424 SW SUNNYDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	16	20	320.00	UT	2.50	2.50	100	0	0	3	100	800	
4	0260	PAVEMENT-A	0	100	0	0	4,250.00	UT	1.30	1.30	50	2009	2009	3	50	2,763	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,063
TOTAL MARKET OB/XF VALUE		9,513
TOTAL LAND VALUE - MARKET		36,360
TOTAL MARKET VALUE		244,936
SOH/AGL Deduction		94,074
ASSESSED VALUE		150,862
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,451
TOTAL JUST VALUE		244,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052080	Roof Replacement	21,000	01/16/2025
000051395	Electrical Servic	0	11/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0956	6/17/2016	WD	Q	I	01	165,000
GRANTOR: ANDREW M CARRENDER						
GRANTEE: JENNIFER T TROIANO						
1299/2218	8/13/2015	WD	U	I	30	125,000
GRANTOR: GABRIEL CURRY						
GRANTEE: ANDREW M CARRENDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FGR= W4 FST= W18 S5 E18 N5$ S5 W18 S20 E22 N25$S19
FOP= S6 E5 N6 W5$ E5 S27 E27 N33 FSP= N13 W7 S13 E7$ W7 N13$
PTR=E40 FUS= E27 N33 W27 S33$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 9,513

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		A-1	0.00	0.00	3.03	AC		1.00	1.00	1.00	12,000.00	12,000.00	36,360							

REVIEW DATE 01/28/2026 BY KS Total Acres: 3.03 Total Land Value: 36,360 Market: 0 Agricultural: 0 Common: 36,360 PRINTED 11/17/2026 BY SYS