

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

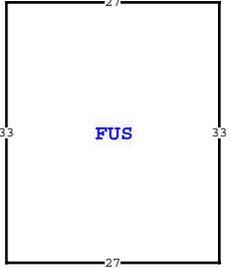
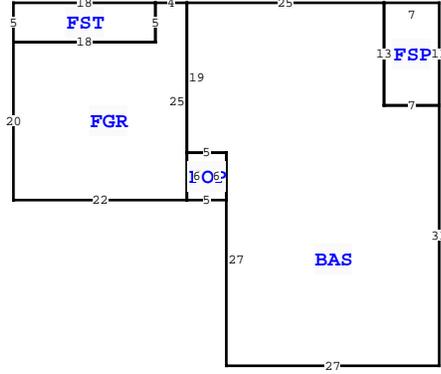
TROIANO JENNIFER T
424 SW SUNNYDALE GLN
LAKE CITY, FL 32024-4893

2026

36-4S-16-03304-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	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
BAS	1,246	100	
FGR	460	55	
FOP	30	30	
FSP	91	40	
FST	90	55	
FUS	891	100	
TOTALS	2,808		

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%	- 2017		Heated Area: 2137					HX Base Yr 2017	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			206,300
TOTAL MARKET OB/XF VALUE			9,513
TOTAL LAND VALUE - MARKET			36,360
TOTAL MARKET VALUE			252,173
SOH/AGL Deduction			105,705
ASSESSED VALUE			146,468
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			95,057
TOTAL JUST VALUE			252,173
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			242,495

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	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	
424 SW SUNNYDALE GLN, LAKE CITY	

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\$.	

EXTRA FEATURES																	
L N	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	
TOTALS															9,513		

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