COMM NW COR OF NW1/4 OF SW1/4,
RUN W 20 FT TO W R/W OF RD,
S'LY ALONG R/W 942.55 FT FOR

CHAVEZ ALFONSO RAMIREZ/LOPEZ CATALINA
132 SW HYDRAULIC WAY
LAKE CITY, FL 32024

2027

36-4S-16-03328-000

BUILDING CHARACTERISTICS

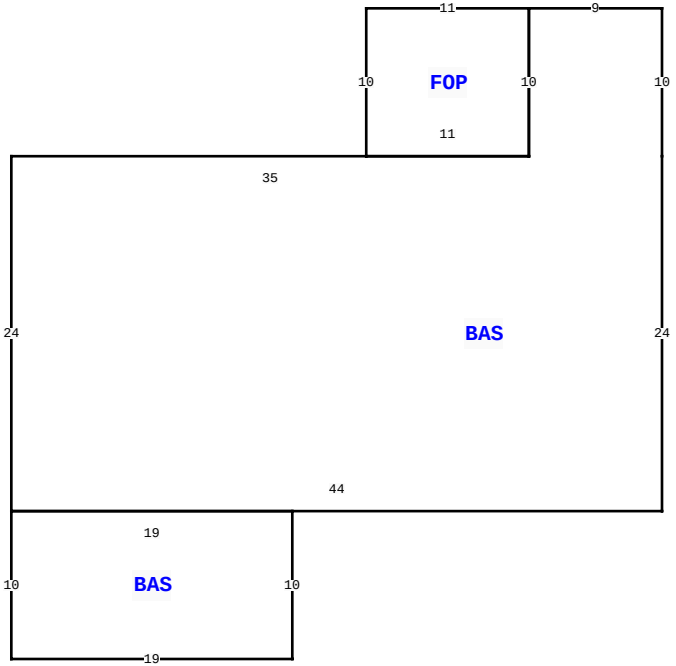
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	190	100		190	15,697
BAS	1,146	100		1,146	94,677
FOP	110	30		33	2,726
TOTALS	1,446			1,369	113,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	115.5440	127.10	174,000	1970	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1336 HX Base Yr



132 SW HYDRAULIC WAY, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
3	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,460
TOTAL MARKET OB/XF VALUE	4,500
TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	198,960
SOH/AGL Deduction	0
ASSESSED VALUE	198,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,960
TOTAL JUST VALUE	198,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,335

SALE:1:1: SALE INCL RE#03312

XFOB:1:1: WORKSHOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32027	MAINT/ALTR	35	06/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1189	11/19/2015	WD	Q	I	01	87,500
GRANTOR: CHARLES MILLS TRUSTEE						
GRANTEE: ALFONSO RAMIREZ CHA						
1148/0779	3/04/2008	WD	U	I		100
GRANTOR: FYE PROPERTIES INC						
GRANTEE: CHARLES MILLS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N10 W9 FOP= W11 S10 E11N10$ S10 W35 S24 BAS= S10 E19N10 W19$ E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 4,500

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	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	11,500							
2	0200	C	MBL HM	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	23,000.00	23,000.00	11,500							

REVIEW DATE 01/27/2026 BY JB Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS

COMM NW COR OF NW1/4 OF SW1/4,
RUN W 20 FT TO W R/W OF RD,
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2027

36-4S-16-03328-000

BUILDING CHARACTERISTICS

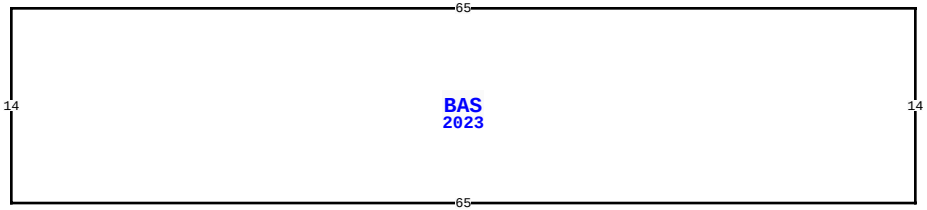
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	01	NONE 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	910	100	2023	910	25,786
TOTALS	910			910	25,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	910	64.3950	51.52	46,883	1982	1982	0	0	0	45.00	55.00

2 MANUF 1 0% - 2023 Heated Area: 910 HX Base Yr



156 SW HYDRAULIC WAY, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	23,000
TOTAL MARKET VALUE	198,960
SOH/AGL Deduction	0
ASSESSED VALUE	198,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,960
TOTAL JUST VALUE	198,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1305/1189	11/19/2015	WD	Q	I	01	87,500
GRANTOR: CHARLES MILLS TRUSTEE						
GRANTEE: ALFONSO RAMIREZ CHA						
1148/0779	3/04/2008	WD	U	I		100
GRANTOR: FYE PROPERTIES INC						
GRANTEE: CHARLES MILLS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=26,31] E65 S14 W65 N14 $
.

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

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

REVIEW DATE 01/27/2026 BY JB Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS

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BUILDING CHARACTERISTICS

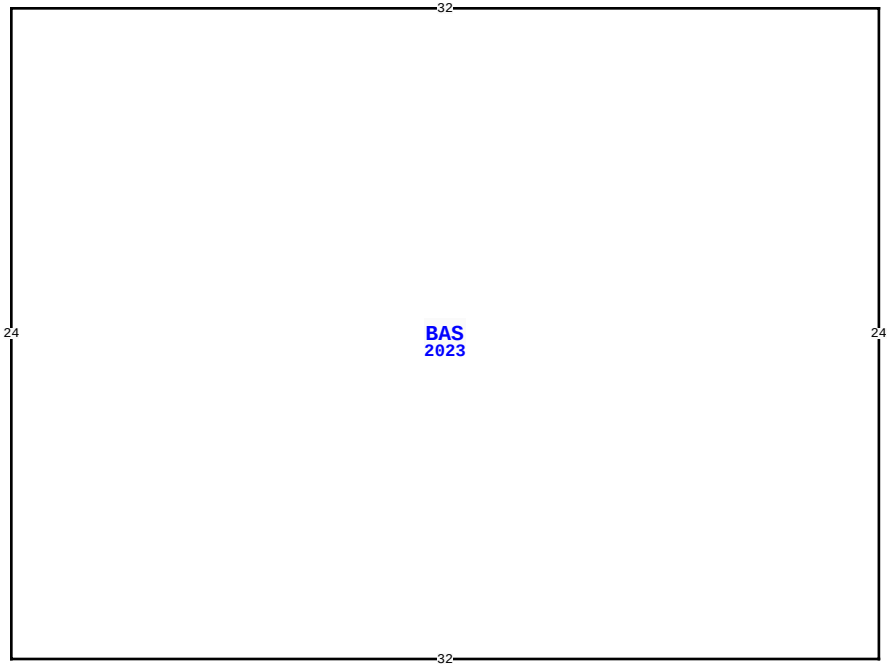
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Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	768	100	2023	768	32,574
TOTALS	768			768	32,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	768	91.8000	70.69	54,290	1993	1993	0	0	0	40.00	60.00

3 SFR RENTAL 0% - 2023 Heated Area: 768 HX Base Yr



132 SW HYDRAULIC WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 3 — 3

VALUATION SUMMARY

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ASSESSED VALUE	198,960
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	198,960
TOTAL JUST VALUE	198,960
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	201,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: CHARLES MILLS TRUSTEE						
GRANTEE: ALFONSO RAMIREZ CHA						
1148/0779	3/04/2008	WD	U	I		100
GRANTOR: FYE PROPERTIES INC						
GRANTEE: CHARLES MILLS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=16,7] E32 S24 W32 N24 $
.

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

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

REVIEW DATE 01/27/2026 BY JB Total Acres: 1.00 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS