

LOTS 4 & 5 BLOCK F SOUTHWOOD ACR  
754-1146, WD 1435-2611,

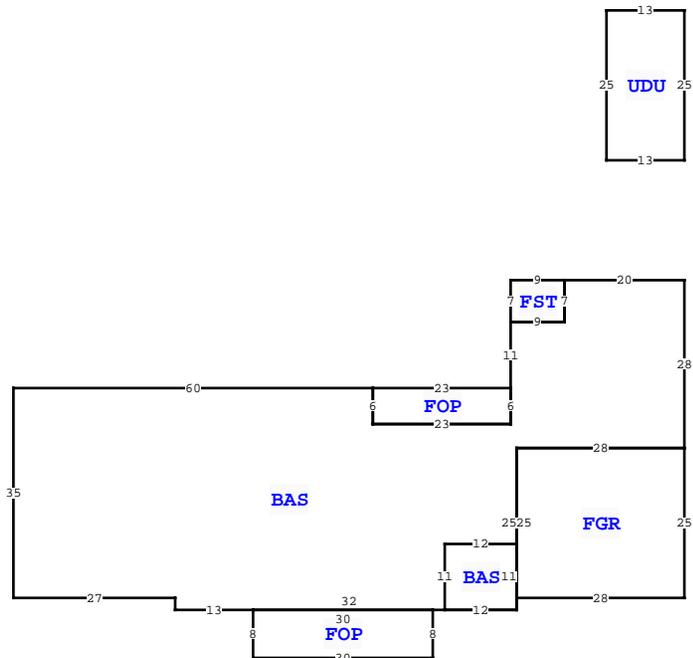
PACIFICO PETER J  
314 SW SUNNYDALE GLN  
LAKE CITY, FL 32024

**2026**

36-4S-16-03369-000  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
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	132	100	
BAS	3,655	100	
FGR	700	55	
FOP	138	30	
FOP	240	30	
FST	63	55	
UDU	325	55	
TOTALS	5,253		

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%	- 2022									Heated Area: 3787	HX Base Yr 2022



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			478,975
TOTAL MARKET OB/XF VALUE			32,229
TOTAL LAND VALUE - MARKET			73,050
TOTAL MARKET VALUE			584,254
SOH/AGL Deduction			128,022
ASSESSED VALUE			456,232
TOTAL EXEMPTION VALUE	HX HB VX	56,411	
BASE TAXABLE VALUE			399,821
TOTAL JUST VALUE			584,254
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			582,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/2611	4/23/2021	WD	Q	I	01	517,500
GRANTOR: CADY MARK A & PATRICI						
GRANTEE: PACIFICO PETER J						
0754/1146	12/20/1991	WD	Q	I		137,000
GRANTOR: CHARLES DEVANE						
GRANTEE: MARK CADY						

EXTRA FEATURES		314 SW SUNNYDALE GLN, LAKE CITY															
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	1993	1993	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	450.00	UT	7.50	7.50	20	1993	1993	3	20	675	
4	0030	BARN, MT	0	100	24	28	672.00	UT	10.00	10.00	100	1993	1993	3	100	6,720	
5	0258	PATIO	0	100	21	37	777.00	UT	2.50	2.50	75	1993	1993	3	75	1,457	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
7	0166	CONC, PAVMT	0	100	4	25	100.00	UT	2.25	2.25	100	2009	2009	3	100	225	
8	0260	PAVEMENT-A	0	100	0	0	4,320.00	UT	1.30	1.30	100	2009	2009	3	100	5,616	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2022	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W20 FST= W9 S7 E9 N7\$ S7 W9 S11 FOP= W23 S6 E23 N6\$S6 W23 N6 W60 S35 E27 S2 E13 FOP= S8 E30 N8 W30\$ E32 BAS= E12 N11 W12 S11\$ E12 N2 FGR= E28 N25 W28S25\$ N25 E28 N28\$ PTR=N20 UDU= N25 W13 S25E13\$ S20\$.													

LAND DESCRIPTION														TOTAL OB/XF 32,229										
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	4.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	73,050							