LOT 2 EASTSIDE VILLAGE UNIT 3.
755-1824, 914-188, 989-229, WD 1

GIGLIO THOMAS A/GIGLIO DOROTHY A
196 SE WILLOW DR
LAKE CITY, FL 32025

2024

03-4S-17-07592-302

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

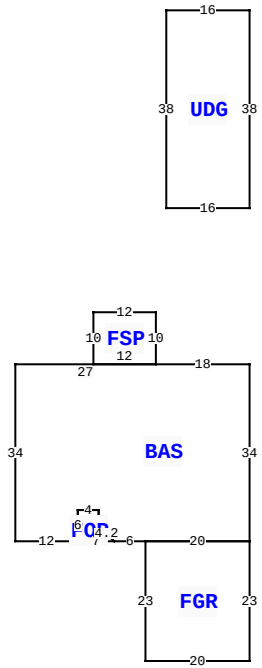
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 40
Interior Floo	15	HARDTILE 40
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	1,502	136,104
FGR	460	55	253	22,926
FOP	29	30	9	815
FSP	120	40	48	4,350
UDG	608	55	334	30,266
TOTALS	2,719		2,146	194,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,146	113.6520	120.02	257,563	2003	2003	0	0	0	24.50	75.50

1 SINGLE FAM – 50% - 2022 Heated Area: 1502 HX Base Yr 2022



196 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,460
TOTAL MARKET OB/XF VALUE		5,250
TOTAL LAND VALUE - MARKET		30,938
TOTAL MARKET VALUE		230,648
SOH/AGL Deduction		7,340
ASSESSED VALUE		223,308
TOTAL EXEMPTION VALUE	HA HAB SX	100,000
BASE TAXABLE VALUE		123,308
TOTAL JUST VALUE		230,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,790

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20234	SFR	264	12/16/2002
12016	GARAGE	95	01/07/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1424/2392	11/24/2020	WD	Q	I	01	199,000
GRANTOR: MARGARET CAROL MCKENZ						
GRANTEE: THOMAS A GIGLIO & D						
1274/0803	5/08/2014	WD	U	I	11	100
GRANTOR: MARGARET CAROL MCKENZ						
GRANTEE: MARGARET CAROL MCKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N10 W12 S10 E12$ W27 S34 E12 FOP= E7 U3 L3 N3 W4 S6$ N6 E4 S3 R3 D3 E6 FGR= S23 E20 N23 W20$ E20 N34$ PTR= N30 UDG= N38 W16 S38 E16$ S30$.

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	0296	SHED METAL	0	50	6	10	60.00	UT	3.50	3.50	100	2003	2003	3	100	210	
2	0166	CONC,PAVMT	0	50	0	0	2,520.00	UT	2.00	2.00	100	2003	2003	3	100	5,040	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 02/28/2017 BY DFRP Total Acres: 0.59 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 01/17/2024 BY SYS