E DIV: LOT 7 OPALS ADDITION.

376-283, LE 1138-921, WD 1417-22

BIG ROON LLC
1130 NW ASH DR
LAKE CITY, FL 32055

2026

00-00-00-12946-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

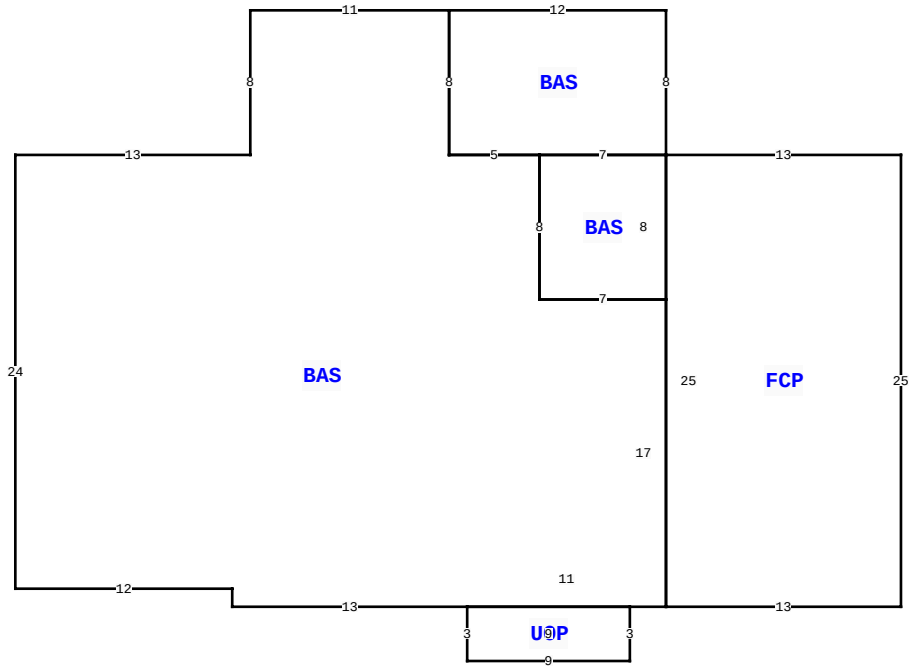
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	56	100		56	3,469
BAS	96	100		96	5,948
BAS	920	100		920	56,995
FCP	325	25		81	5,018
UOP	27	20		5	310
TOTALS	1,424			1,158	71,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	85.0968	95.31	110,369	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1072 HX Base Yr



965 SE BROCK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	71,740
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,674
TOTAL MARKET VALUE	79,814
SOH/AGL Deduction	0
ASSESSED VALUE	79,814
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,814
TOTAL JUST VALUE	79,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	79,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1417/2264	8/20/2020	WD	U	I	37	38,000

GRANTOR: DOROTHY STEEDLEY(LE)&

GRANTEE: BIG ROON LLC

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N8 W11 S8 W13 S24 E12S1 E13 UOP= S3 E9 N3 W9$ E11 FCP= E13 N25 W13 S25$ N17 BAS= N8 W7 S8 E7$ W7 N8 $ BAS= E7 N8 W12 S8 E5$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*RSF	-370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.19 Total Land Value: 7,674 Market: 0 Agricultural: 0 Common: 7,674 PRINTED 12/31/2025 BY SYS