S DIV: LOT 1 BLOCK 1 BAKER HEIGH
R/W.

RCD PROPERTY MANAGEMENT LLC
3101 SW HARBOUR BLUFF PL
PALM CITY, FL 34990

2026

00-00-00-13889-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

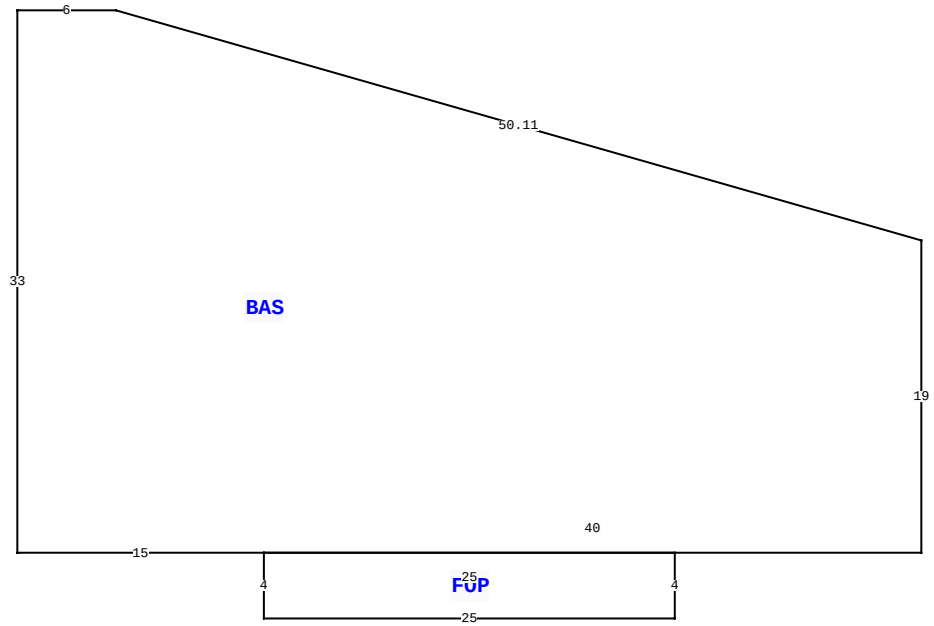
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,472	100		1,472	58,130
FOP	100	30		30	1,185
TOTALS	1,572			1,502	59,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	1,502	101.2620	78.98	118,628	1984	1984	0	0	0	50.00	50.00

2 OFFICE MED 0% - 0 Heated Area: 1472 HX Base Yr



480 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	59,314
TOTAL MARKET OB/XF VALUE	5,700
TOTAL LAND VALUE - MARKET	58,906
TOTAL MARKET VALUE	123,920
SOH/AGL Deduction	0
ASSESSED VALUE	123,920
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,920
TOTAL JUST VALUE	123,920
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/2214	10/29/2012	QC	U	I	11	100
GRANTOR: K LOPEZ, C SUTTON, G						
GRANTEE: RCD PROPERTY MANAGE						
1223/0345	10/14/2011	QC	U	I	11	100
GRANTOR: ROBERT C DYKES						
GRANTEE: K LOPEZ, C SUTTON,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 S33 E15 FOP= S4 E25 N4 W25$ E40 N19 U14 L49 $.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	5,700	

LAND DESCRIPTION

TOTAL OB/XF 5,700

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	1700	C	1STORY OFF	0		00	117.00	95.00	5,000.00	SF		1.00	1.00	1.63	7.25	11.78	58,906							

REVIEW DATE 10/25/2016 BY DF Total Acres: 0.11 Total Land Value: 58,906 Market: 0 Agricultural: 0 Common: 58,906 PRINTED 11/06/2025 BY SYS