LOT 37 ROLLING HILLS S/D UNREC.
COMM NW COR OF SW1/4 OF NW1/4, R
FT TO E R/W LINE OF OLD WIRE RD

THE CEMBRUCH FAMILY TRUST
305 SE CEMBRUCH GLN
LAKE CITY, FL 32025

2026

02-6S-17-09553-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

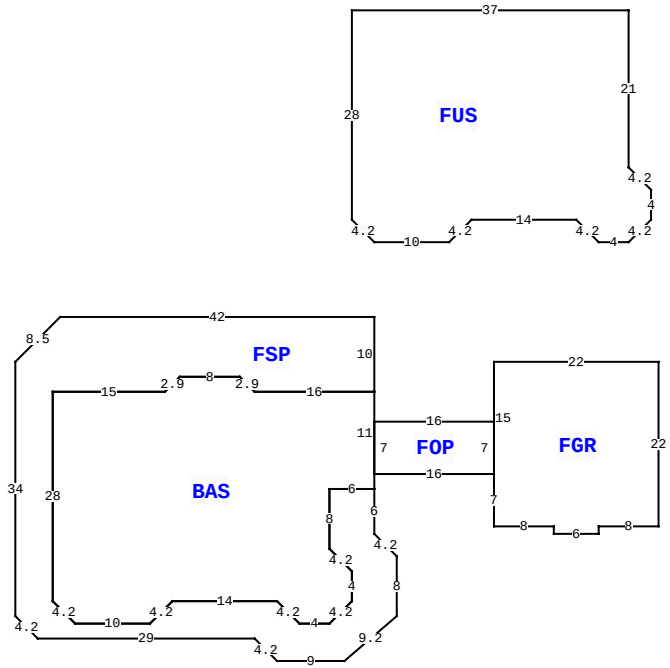
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,211	100		1,211	139,775
FGR	490	55		270	31,164
FOP	112	30		34	3,925
FSP	900	40		360	41,551
FUS	1,113	100		1,113	128,464
TOTALS	3,826			2,988	344,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,988	135.6016	151.87	453,788	2001	2001	0	0	0	24.00	76.00

2 SINGLE FAM 100% - 2002 Heated Area: 2324 HX Base Yr 2002



305 SE CEMBRUCH GLN, LAKE CITY

BLD DATE	08/12/1998 MO	LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		344,879
TOTAL MARKET OB/XF VALUE		38,192
TOTAL LAND VALUE - MARKET		91,000
TOTAL MARKET VALUE		395,725
SOH/AGL Deduction		105,587
ASSESSED VALUE		290,138
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		239,416
TOTAL JUST VALUE		474,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,163

SALE:1:1: SALE INCL RE # 09553-032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20618	POOL	140	04/18/2003
16311	SFR	365	11/19/1999
14257	M H	125	07/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/1074	11/20/2019	WD	U	I	30	100
GRANTOR: FRANK JON SR & KAY E						
GRANTEE: FRANK JON SR & KAY						
0860/0562	6/02/1998	WD	Q	V	02	72,500
GRANTOR: SURVIVORS OF FLA REA						
GRANTEE: CEMBRUCH						

BUILDING NOTES

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	0030	BARN,MT	0	100	30	50	1,500.00	UT	9.50	9.50	100	2001	2001	3	100	14,250	
2	0280	POOL R/CON	0	100	12	22	264.00	UT	70.00	70.00	100	2003	2003	3	40	7,392	
3	0282	POOL ENCL	0	100	25	43	1,075.00	UT	15.00	15.00	100	2004	2004	3	40	6,450	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,800	

BUILDING DIMENSIONS

FSP= N10 W42 L6 D6 S34 D3 R3 E29 D3 R3 E9 R7 U6 N8 U3 L3 N6 W6 S8 D3 R3 S4 L3 D3 W4 U3 L3 W14 L3 D3 W10 U3 L3 N28 E15 U2 R2 E8 R2 D2 E16$ BAS= W16 U2 L2 W8 L2 D2 W15 S28 R3 D3 E10 U3 R3 E14 R3 D3 E4 U3 R3 N4 L3 U3 N8 E6 N2 FOP= E16 FGR= S7 E8 S1 E6 N1 E8 N22 W22 S15$ N7 W16 S7$ N11$ PTR= N20 FUS= E10 R3 U3 E14 D3 R3 E4 R3 U3 N4 U3 L3 N21 W37 S28 D3 R3 $ S20$.

LAND DESCRIPTION

TOTAL OB/XF 38,192

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	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	17.20	AC		1.00	1.00	1.00	445.00	445.00	7,654							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	17.20	AC		1.00	1.00	1.00	5,000.00	5,000.00	86,000							

REVIEW DATE 09/26/2017 BY DF Total Acres: 18.20 Total Land Value: 12,654 Market: 86,000 Agricultural: 7,654 Common: 5,000 PRINTED 11/19/2025 BY SYS