COMM SW COR OF NW1/4 OF SE1/4 N
N 74 DEG E 468.36 FT FOR POB, CO
FT TO C/L OF 50 FT RD R/W, S ALO

RUCKER INV, LLC
1781 SE OCTOBER RD
LAKE CITY, FL 32025

2026

02-6S-17-09553-040

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

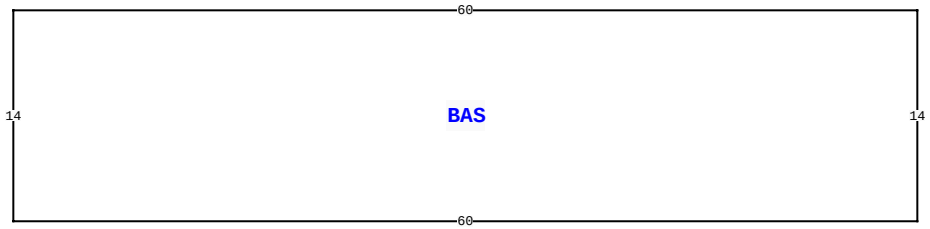
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	16,857
TOTALS	840			840	16,857

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	83.6100	50.17	42,143	1986	1986	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 840 HX Base Yr



676 SE ROLLING HILLS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,857
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	78,375
TOTAL MARKET VALUE	39,587
SOH/AGL Deduction	0
ASSESSED VALUE	39,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,587
TOTAL JUST VALUE	106,432
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30112	M H	0	04/26/2012
25421	M H	275	01/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/2170	3/15/2024	WD	U	I	11	100
GRANTOR: RUCKER BRYAN M						
GRANTEE: RUCKER INV, LLC						
0922/0404	3/09/2001	QC	U	V	11	100
GRANTOR: R HESTON AS TRUSTEE						
GRANTEE: BRYAN RUCKER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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	0040	BARN,POLE	0	0	30	36	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,700	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.25	AC		1.00	1.00	1.00	280.00	280.00	2,030							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.25	AC		1.00	1.00	1.00	9,500.00	9,500.00	68,875							

REVIEW DATE 12/18/2017 BY DF Total Acres: 8.25 Total Land Value: 11,530 Market: 68,875 Agricultural: 2,030 Common: 9,500 PRINTED 11/19/2025 BY SYS