

LOT 9 MARION PLACE S/D BLOCK B P
WD 1047-2063, WD 1398-2336, WD 1

RUST JAMES DALE SR
1849 SW PALOMA CT
LAKE CITY, FL 32025

2026

05-4S-17-07610-359



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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		06 06			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC		5417.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	265	100		265	29,127
BAS	1,355	100		1,355	148,932
FGR	320	55		176	19,345
FOP	210	30		63	6,924
TOTALS	2,150			1,859	204,328

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0	100	0	280.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	104.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,859	124.2202	139.13	258,643	2004	2004	0	0	0	21.00	79.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1620 HX Base Yr 2022													
1849 SW PALOMA CT, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

TOTAL OB/XF 2,560													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0100	C	SFR	100			0.00	104.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		204,328	
TOTAL MARKET OB/XF VALUE		2,560	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		225,388	
SOH/AGL Deduction		53,343	
ASSESSED VALUE		172,045	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		116,323	
TOTAL JUST VALUE		225,388	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		227,974	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047015	Roof Replacement	12,000	04/20/2023
2810	SFR	262	10/31/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2540	4/22/2021	WD	Q	I	01	193,500
GRANTOR: STREICHER MICHAEL						
GRANTEE: RUST JAMES DALE SR						
1398/2336	11/14/2019	WD	Q	I	01	143,000
GRANTOR: K C TROWELL						
GRANTEE: MICHAEL STREICHER						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W35 S17 E4 S22 E5 S25 E12 N17 E8 N2 E6 N7 W3 W13 N21 E9 S2 E7 N19 \$									
FGR=[ORIG=-14,64] S5 E14 N24 W6 S2 W8 S17 \$									
BAS=[ORIG=-3,38] N19 W4 N2 W9 S21 E13 \$									
FOP=[ORIG=-31,39] S30 E17 N5 W12 N25 W5 \$									