

LOT 44 ROLLING OAKS S/D.
712-705, 862-826, DC 910-2078, 9

MUTTER JOHN ERIC
763 NW BRINKLEY TER
LAKE CITY, FL 32055

2026

09-3S-16-02049-144



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01
NEIGHBORHOOD/LOC	9316.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	540	100
BAS	1,959	100
FGR	804	55
FOP	144	30
FSP	540	40
TOTALS	3,987	3,200

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,200	116.7201	130.73	418,336	2001	2020	0	0	5.00	95.00
1 SINGLE FAM 100% - 2025				Heated Area: 2499				HX Base Yr 2025			
The floor plan diagram shows a rectangular building layout with several internal divisions. The areas are labeled as follows: FSP 2025 (top left), FOP 2025 (top right), BAS (middle left), and FGR (bottom right). Dimensions are provided for various segments: top edge (45, 12), left edge (12, 10, 32, 17), bottom edge (11, 10, 37, 8, 9, 3, 4, 7, 14, 15, 28), right edge (12, 10, 40, 37), and internal horizontal/vertical segments (45, 57, 12, 12, 28, 15, 14, 17, 14, 7, 4, 3, 9, 8, 11, 10).											
BLD DATE				LGL DATE							

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0120	CLFENCE 4	0	100	0	0	390.00	UT	2.50	2.50	100
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	5.50	5.50	100
3	0166	CONC, PAVMT	0	100	0	0	2,742.00	UT	1.50	1.50	100
4	0031	BARN, MT AE	0	100	25	30	750.00	UT	15.00	15.00	100
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
8	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		397,419	
TOTAL MARKET OB/XF VALUE		25,218	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		472,637	
SOH/AGL Deduction		0	
ASSESSED VALUE		472,637	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		421,915	
TOTAL JUST VALUE		472,637	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		477,121	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041744	Roof Replacement	16,800	04/15/2021
38597	RECONNECT	75	09/12/2019
17953	SFR	391	02/16/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1519/1480	7/19/2024	WD	Q	I	01
GRANTOR: PARK JAMES T					
GRANTEE: MUTTER JOHN ERIC					
1394/0347	8/26/2019	TD	U	I	18
GRANTOR: GORDON P JONES TRUSTE					
GRANTEE: JAMES T & RHONDA PA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W14 N2 W15 S2 W28 S32 E17 N2 E14 D5R5 E4 S3 E9 S2 E8 N40 \$											
FGR=[ORIG=-21,35] S41 E11 S1 E10 N37 W8 N2 W9 N3 W4 \$											
BAS=[ORIG=0,0] N10 W57 S10 E28 N2 E15 S2 E14 \$											
FSP=[YR=2025;ORIG=-57,-10] N12 E45 S12 W45 \$											
FOP=[YR=2025;ORIG=-12,-10] N12 E12 S12 W12 \$											