

LOT 48 ROLLING OAKS S/D.
735-19, 797-958, 809-1903, 958-2

JONES BRADLEY F
447 NW ARMADILLO LN
LAKE CITY, FL 32055

2026

09-3S-16-02049-148



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		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100		2,466	254,092
FEP	384	80		307	31,633
FGR	528	55		290	29,881
FOP	204	30		61	6,285
UAT	240	10		24	2,473
TOTALS	3,822			3,148	324,364

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1,131.00	UT	2.00	2.00	
2	0260	PAVEMENT-A	0	100	12	540	6,480.00	UT	1.50	1.50	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	100	18	25	450.00	UT	10.00	10.00	
6	0327	STABLES-SM	0	100	0	0	1.00	UT	1,000.00	1,000.00	

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	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,148	117.9423	132.10	415,851	2003	2003	0	0	22.00	78.00

1 SINGLE FAM 100% - 2024

Heated Area: 2466

HX Base Yr 2024

Diagram showing property boundaries and areas labeled BAS, FEP, FGR, FOP, and UAT with dimensions.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		324,364	
TOTAL MARKET OB/XF VALUE		16,652	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		391,016	
SOH/AGL Deduction		6,546	
ASSESSED VALUE		384,470	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		333,748	
TOTAL JUST VALUE		391,016	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		395,174	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051532	Roof Replacement	23,500	11/15/2024
20568	SFR	420	04/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1465/2281	4/28/2022	WD	Q	I	01	429,000	
GRANTOR: WHITMAN BETTY MARION							
GRANTEE: JONES BRADLEY F							
1417/1892	8/20/2020	WD	Q	I	01	324,900	
GRANTOR: JOHN & KARYN CONGRESS							
GRANTEE: JAMES RICHARD & BET							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 S5 FEP= W32 S12 E32 N12\$ S12 W50 S32 E12 S5 FOP= S6 E30 N6 W12 N4 W6 S4 W12\$ E12 N4 E6 S4 E12 N5 E8 FGR= S8 E22 PTR=E20 UAT= E10 N24 W10 S24\$ W20\$ N24 W22 S16\$ N16 E22 N9 E2 N7 W2 N17\$.											