(AKA LOT 10 OSCEOLA ESTATES, UNI
COMM SW COR OF W1/2 OF W1/2 OF S
SE1/4 RUN E 336.77 FT, N 825 FT

RODGERS STEPHEN P/RODGERS JANNA
414 NE ERIK WAY
LAKE CITY, FL 32055

2026

10-3S-18-10269-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

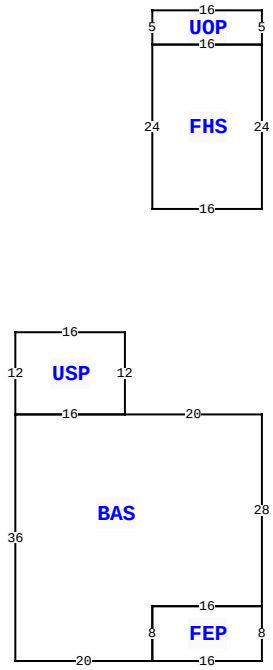
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	10318.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,168	100		1,168	89,813
FEP	128	80		102	7,844
FHS	384	60		230	17,686
UOP	80	20		16	1,230
USP	192	35		67	5,152
TOTALS	1,952			1,583	121,725

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,583	105.6236	118.30	187,269	1994	1994	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2018 Heated Area: 1552 HX Base Yr 2018



414 NE ERIK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		121,725
TOTAL MARKET OB/XF VALUE		4,394
TOTAL LAND VALUE - MARKET		7,905
TOTAL MARKET VALUE		134,024
SOH/AGL Deduction		68,291
ASSESSED VALUE		65,733
TOTAL EXEMPTION VALUE	HX HB	40,733
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,024
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051703	Roof Replacement	11,100	12/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1336/2559	5/15/2017	WD	Q	I	01	92,000
GRANTOR: CECIL H JR & SHARON L						
GRANTEE: STEPHEN P & JANNA R						
1279/1988	8/15/2014	WD	Q	I	01	63,000
GRANTOR: MARCIA C DOVE (SINGLE						
GRANTEE: CECIL H JR & SHARON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 USP= N12 W16 S12 E16$ W16 S36 E20 FEP= E16 N8W16 S8$ N8 E16 N28$ PTR= N30 FHS= N24 UOP= N5 W16 S5 E16$W16 S24 E16$ S30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0060	CARPORT F	0	100	24	32	768.00	UT	3.50	3.50	50	2012	2012	3	50	1,344	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
5	0060	CARPORT F	0	100	20	20	400.00	UT	3.50	3.50	75	2015	2015	3	75	1,050	

LAND DESCRIPTION

TOTAL OB/XF 4,394

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		00	0.00	0.00	0.85	AC		1.00	1.00	1.00	9,300.00	9,300.00	7,905							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 0.85 Total Land Value: 7,905 Market: 0 Agricultural: 0 Common: 7,905 PRINTED 11/19/2025 BY SYS