COMM SW COR OF NW1/4 OF NW1/4, R
E 2449.44 FT, S 3 DG E 369.43 FT
1312.52 FT TO PT ON W R/W LINE S

RODRIGUEZ SARAH/RODRIGUEZ RICHARD
354 SW MARY TERR
LAKE CITY, FL 32024-2086

2026

14-5S-15-00459-214

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	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		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

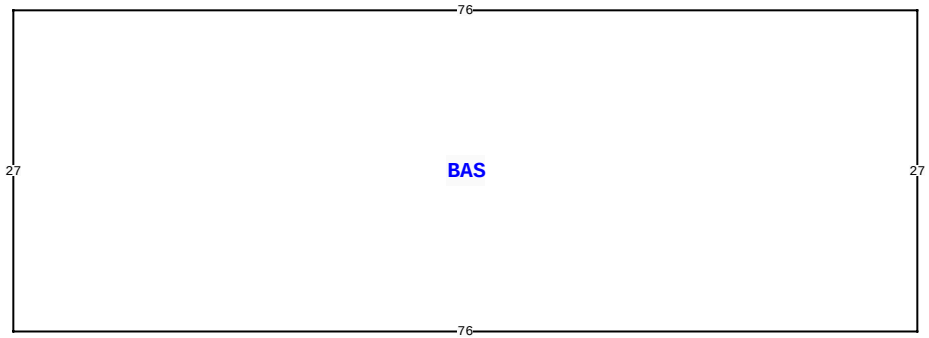
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 14515.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	120,839
TOTALS	2,052			2,052	120,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,052	113.9000	107.07	219,708	2002	2002	0	0	0	45.00	55.00

1 MANUF 1 100% - 2014 Heated Area: 2052 HX Base Yr 2014



354 SW MARY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		120,839
TOTAL MARKET OB/XF VALUE		11,250
TOTAL LAND VALUE - MARKET		108,090
TOTAL MARKET VALUE		240,179
SOH/AGL Deduction		89,170
ASSESSED VALUE		151,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,287
TOTAL JUST VALUE		240,179
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,179

SALE:1:1: INCLUDED 00459-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14523	M H	125	09/16/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1255/0149	5/15/2013	WD	U	V	11	100
GRANTOR: THOMAS N & NANCY L VI						
GRANTEE: SARAH & RICHARD ROD						
0800/0867	12/30/1994	WD	U	V	35	92,500
GRANTOR: VAN & LUCILLE GIEBEIG						
GRANTEE: THOMAS N & NANCY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E76 N27$.

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	0010	BARN,BLK	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 11,250

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	100		A-1	0.00	0.00	4.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,590							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	67,500							

REVIEW DATE 07/18/2016 BY DF Total Acres: 12.01 Total Land Value: 108,090 Market: 0 Agricultural: 0 Common: 108,090 PRINTED 11/18/2025 BY SYS