COMM NW COR OF SE1/4 OF NW1/4,
RUN E 976 FT TO N'ERLY R/W OF
SR-247, S 41 DEG W ALONG SAID

ROLFE TYLER/ROLFE MICHELLE
3478 STATE ROAD 247
LAKE CITY, FL 32024

2026

15-4S-16-03009-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

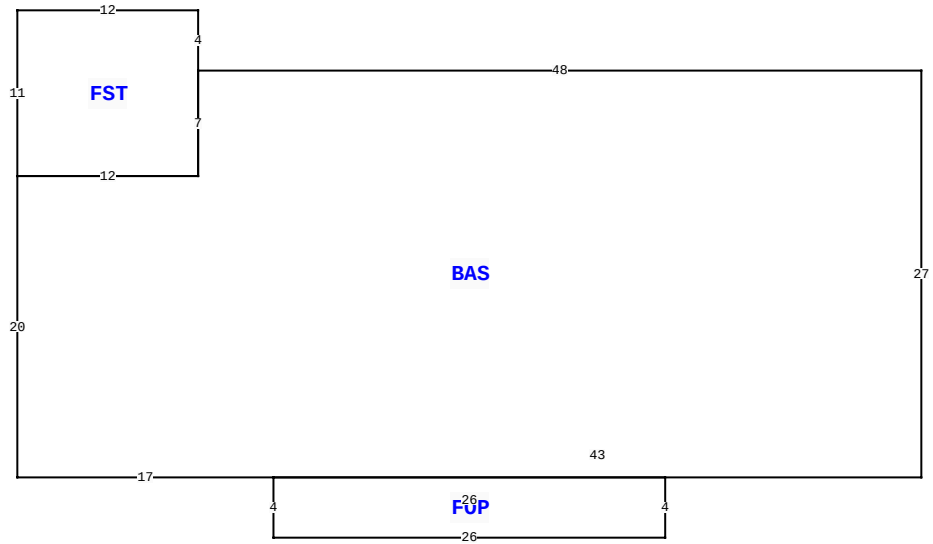
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	122,993
FOP	104	30		31	2,482
FST	132	55		73	5,845
TOTALS	1,772			1,640	131,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,640	109.9890	123.19	202,032	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1536 HX Base Yr 2014



3478 SW STATE ROAD 247 , 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		131,321
TOTAL MARKET OB/XF VALUE		16,327
TOTAL LAND VALUE - MARKET		11,270
TOTAL MARKET VALUE		158,918
SOH/AGL Deduction		69,726
ASSESSED VALUE		89,192
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,470
TOTAL JUST VALUE		158,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,918

PRCL:0:10: CARD. WE HAD 3480 IN THE ADDR BANNER, I

XFOB:1:1: CONCORD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043199	Roof Replacement	11,550	11/17/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/0096	7/24/2013	WD	Q	I	01	88,000
GRANTOR: SHARON K MANGHAM						
GRANTEE: TYLER & MICHELLE RO						
1257/2503	7/11/2013	WD	U	I	11	100
GRANTOR: RHONDA M WAINWRIGHT (						
GRANTEE: SHARON K MANGHAM (U						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 FST= N4 W12 S11 E12N7$S7 W12 S20 E17 FOP= S4 E26N4 W26$ E43 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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1993	1993	3	30	10,752	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	100	6	10	60.00	UT	5.00	5.00	75	1993	1993	3	75	225	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	2.50	2.50	50	2007	2007	3	50	450	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	700	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 16,327

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		A-1	0.00	0.00	0.98	AC		1.00	1.00	1.00	11,500.00	11,500.00	11,270							

REVIEW DATE 09/24/2024 BY KS Total Acres: 0.98 Total Land Value: 11,270 Market: 0 Agricultural: 0 Common: 11,270 PRINTED 11/05/2025 BY SYS