LOTS 12 & 13 DOUBLE RUN ACRES S/
491-627, 596-714, WD 1367-180,

MCCOMBS ROCKNE/MCCOMBS LINDA G
502 NE REBECCA TER
LAKE CITY, FL 32055

2026

17-3S-17-04971-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

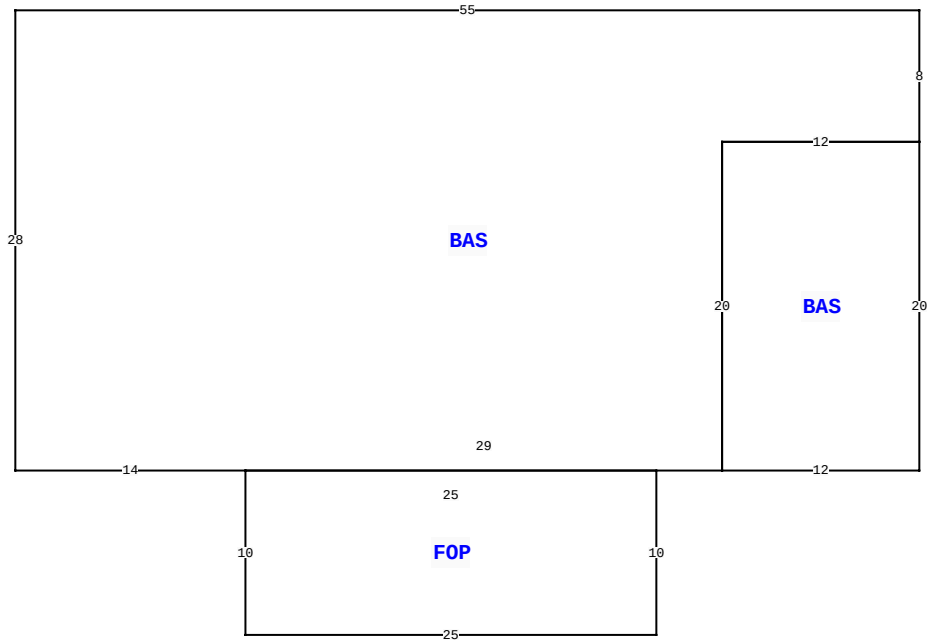
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	17317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	20,577
BAS	1,300	100		1,300	111,461
FOP	250	30		75	6,430
TOTALS	1,790			1,615	138,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,615	107.8200	120.76	195,027	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2019 Heated Area: 1540 HX Base Yr 2019



502 NE REBECCA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,469
TOTAL MARKET OB/XF VALUE		11,200
TOTAL LAND VALUE - MARKET		25,900
TOTAL MARKET VALUE		175,569
SOH/AGL Deduction		83,561
ASSESSED VALUE		92,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,286
TOTAL JUST VALUE		175,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,519

SALE:8:1: LOT 11 & 12 DOUBLE RUN ACRES - $.70 STAM
SALE:7:1: SALE NOT TYPICAL
SALE:6:1: LOTS 11 & 12 DOUBLE RUN ACRES
XFOB:1:1: MONTEBELLA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049535	Solar Power Syste	18,696	04/01/2024
6524	SFR	32,000	10/27/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1367/0180	8/16/2018	WD	Q	I	01	120,000
GRANTOR: BRUCE A & DEBORAH A G						
GRANTEE: ROCKNE & LINDA G MC						
1257/2398	7/12/2013	WD	U	I	11	100
GRANTOR: BRUCE A GLOVER (AKA B						
GRANTEE: BRUCE A GLOVER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S28 E14 FOP= S10 E25 N10 W25$ E29 BAS= E12 N20 W12 S20$ N20 E12 N8$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	350	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	800	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 11,200

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0700	C	MISC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.40	18,500.00	7,400.00	7,400							

REVIEW DATE 04/08/2024 BY mark Total Acres: 2.01 Total Land Value: 25,900 Market: 0 Agricultural: 0 Common: 25,900 PRINTED 11/19/2025 BY SYS