COMM INTERS N R/W CR-18 & W LINE
ALONG R/W 770.28 FT FOR POB, RUN
262.5 FT, S 228.2 FT, SW 233.38

DODSWORTH JANET LEE/DODSWORTH LON PATRICK
3035 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2026

19-6S-18-10629-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

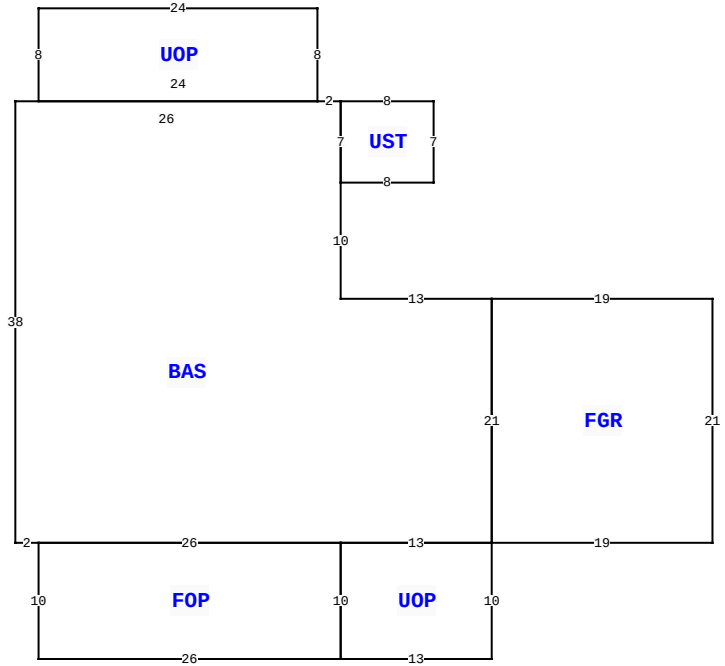
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 19618.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100		1,337	105,624
FGR	399	55		219	17,301
FOP	260	30		78	6,162
UOP	130	20		26	2,054
UOP	192	20		38	3,002
UST	56	45		25	1,975
TOTALS	2,374			1,723	136,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	102.6000	114.91	197,990	1945	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2022 Heated Area: 1337 HX Base Yr 2022



3035 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		136,118
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		36,400
TOTAL MARKET VALUE		173,818
SOH/AGL Deduction		21,445
ASSESSED VALUE		152,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		101,651
TOTAL JUST VALUE		173,818
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,293

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043361	Solar Power Syste	40,000	12/10/2021
000042904	Remodel	12,578	10/06/2021
10734	M H	125	02/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1432/1727	3/15/2021	WD	Q	I	01	165,000
GRANTOR: KAISER PHILLIP DALE						
GRANTEE: DODSWORTH JANET LEE						
0943/0713	1/02/2002	WD	Q	I		60,000
GRANTOR: HORTON'S						
GRANTEE: KAISER & FAITH (JTW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W24 S8 E24$W26 S38 E2 FOP= S10 E26 N10 W26$ E26 UOP= S10 E13 N10 W13$ E13 FGR= E19 N21 W19 S21$ N21 W13 N10 UST= E8 N7 W8 S7$ N7$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	22,400							

REVIEW DATE 10/06/2015 BY DF Total Acres: 2.60 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 11/18/2025 BY SYS