LOT 19 BLOCK A SUWANNEE HILLS S/
822-788, WD 1495-2468

RODRIGUEZ OMAR/RODRIGUEZ SOL
520 NW SUGARCANE PL
LAKE CITY, FL 32055-9797

2026

21-2S-16-01689-119

BUILDING CHARACTERISTICS

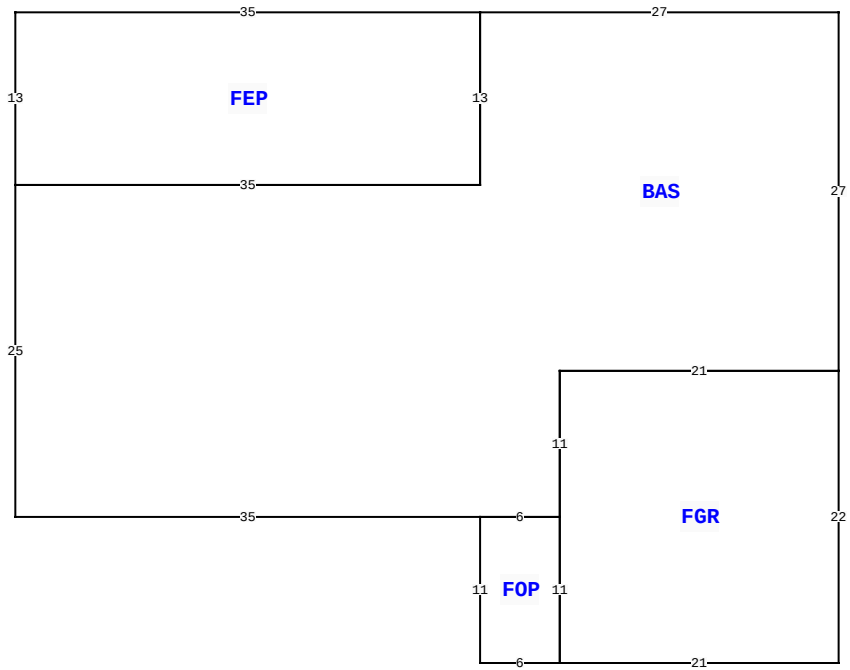
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	21216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100		1,670	164,691
FEP	455	80		364	35,897
FGR	462	55		254	25,049
FOP	66	30		20	1,973
TOTALS	2,653			2,308	227,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,308	117.4040	131.49	303,479	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1670 HX Base Yr 2001



520 NW SUGARCANE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		227,609
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		275,409
SOH/AGL Deduction		97,183
ASSESSED VALUE		178,226
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,504
TOTAL JUST VALUE		275,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,444

SALE:1:1: LOT 19 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048407	Roof Replacement	14,681	10/13/2023
16015	SFR	275	09/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/2468	10/17/2012	QC	U	I	11	100
GRANTOR: RODRIGUEZ OMAR						
GRANTEE: RODRIGUEZ OMAR						
0822/0788	3/27/1996	WD	Q	V		15,000
GRANTOR: ROGERS & WOODLAND						
GRANTEE: OMAR RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FEP= W35 S13 E35 N13$ S13 W35 S25 E35 FOP= S11 E6 N11 W6$ E6 FGR= S11 E21 N22 W21 S11$ N11 E21 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	0166	CONC,PAVMT	0	100	0	0	496.00	UT	1.50	1.50	100	2000	2000	3	100	744	
2	0020	BARN,FR	0	100	24	28	672.00	UT	14.00	14.00	75	2008	2008	3	75	7,056	

LAND DESCRIPTION

TOTAL OB/XF 7,800

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	40,000.00	40,000.00	40,000							

REVIEW DATE 11/07/2023 BY jerry Total Acres: 5.01 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS