LOT 9 SADDLE RIDGE S/D.
602-666, WD 1151-1761, WD 1207-1

ROACH WALTER M/ROACH ASHLEY
5395 SW STATE ROAD 247
LAKE CITY, FL 32024

2026

21-4S-16-03084-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

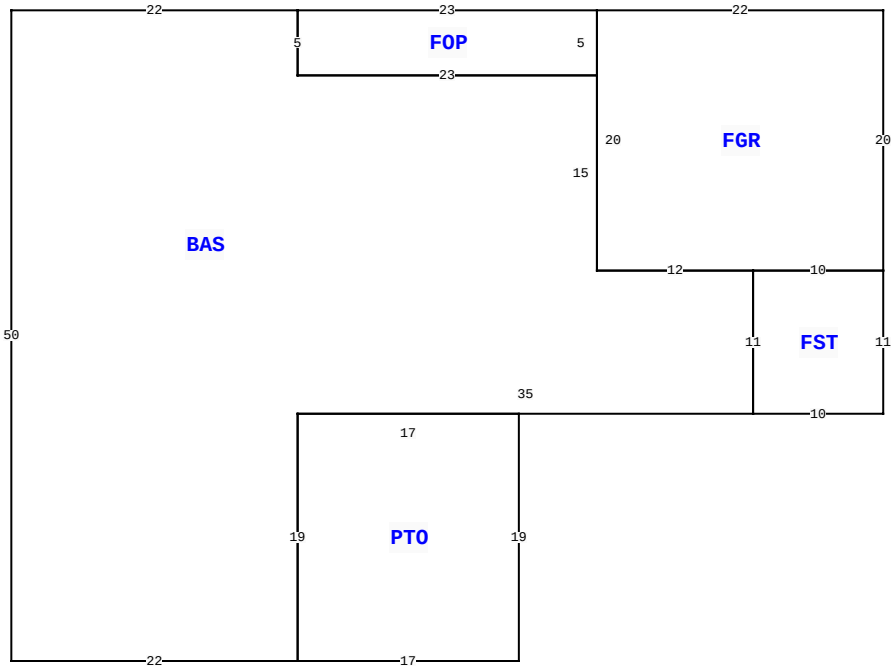
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	150,519
FGR	440	55		242	19,905
FOP	115	30		34	2,796
FST	110	55		60	4,935
PTO	323	5		16	1,316
TOTALS	2,818			2,182	179,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,182	112.9842	126.54	276,110	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1830 HX Base Yr 2021



5395 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,472
TOTAL MARKET OB/XF VALUE		3,855
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		218,327
SOH/AGL Deduction		54,815
ASSESSED VALUE		163,512
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,790
TOTAL JUST VALUE		218,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049320	Roof Replacement	12,585	02/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1403/2008	1/14/2020	WD	U	I	12	130,000
GRANTOR: FIRST FEDERAL BANK						
GRANTEE: WALTER M & ASHLEY R						
1383/0894	4/29/2019	CT	U	I	18	105,000
GRANTOR: CLERK OF COURT						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S50 E22 PTO= E17 N19 W17 S19$ N19 E35 FST= E10 N11 W10 S11$ N11 FGR= E10 N20 W22 S20 E12$ W12N15 FOP= N5 W23 S5 E23$ W23 N5$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	675	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	580	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,855

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 0.52 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/03/2025 BY SYS