COMM NW COR, RUN S 687.25 FT FOR 1215.72 FT, S 7 DEG W 372.99 FT, N 367.33 FT TO POB.

ROGERS NADINE TYRE
1187 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

23-4S-17-08710-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

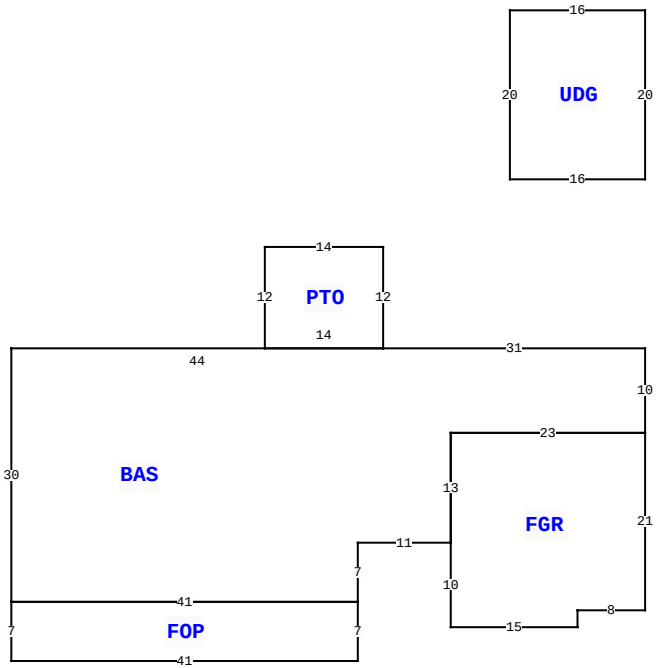
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,713	100		1,713	153,700
FGR	513	55		282	25,303
FOP	287	30		86	7,716
PTO	168	5		8	718
UDG	320	55		176	15,792
TOTALS	3,001			2,265	203,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,265	114.4440	128.18	290,328	2000	2000	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2014 Heated Area: 1713 HX Base Yr 2014



1187 SE PRESS RUTH DR, 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		203,230
TOTAL MARKET OB/XF VALUE		2,995
TOTAL LAND VALUE - MARKET		96,140
TOTAL MARKET VALUE		220,870
SOH/AGL Deduction		75,219
ASSESSED VALUE		145,651
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		39,929
TOTAL JUST VALUE		302,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054331	Roof Replacement	14,000	10/27/2025
16764	SFR	265	03/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2676	11/01/2021	LE	U	I	14	100
GRANTOR: ROGERS NADINE TYRE						
GRANTEE: ROGERS NADINE TYRE						
1433/2416	3/31/2021	QC	U	I	11	100
GRANTOR: DUREN JEAN LEA						
GRANTEE: ROGERS NADINE TYRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= N12 W14 S12 E14$ W44 S30 FOP= S7 E41 N7 W41$ E41 N7 E11 FGR= S10 E15 N2 E8 N21 W23 S13$ N13 E23 N10$ PTR= N20 UDG= N20 W16 S20 E16$ S20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	663.00	UT	1.50	1.50	100	2000	2000	3	100	995	

LAND DESCRIPTION

TOTAL OB/XF 2,995

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	1.12	AC		1.00	1.00	1.00	9,500.00	9,500.00	10,640							
2	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							
3	5500	A	TIMBER 2	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							

REVIEW DATE 05/13/2017 BY BC Total Acres: 10.12 Total Land Value: 14,645 Market: 85,500 Agricultural: 4,005 Common: 10,640 PRINTED 11/07/2025 BY SYS