COMM NW COR, RUN S 1054.58 FT, E
E R/W PRESS RUTH RD FOR POB, CON
S 7 DEG W 598.72 FT TO N R/W CR

TODMAN WILBERT
1239 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

23-4S-17-08710-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

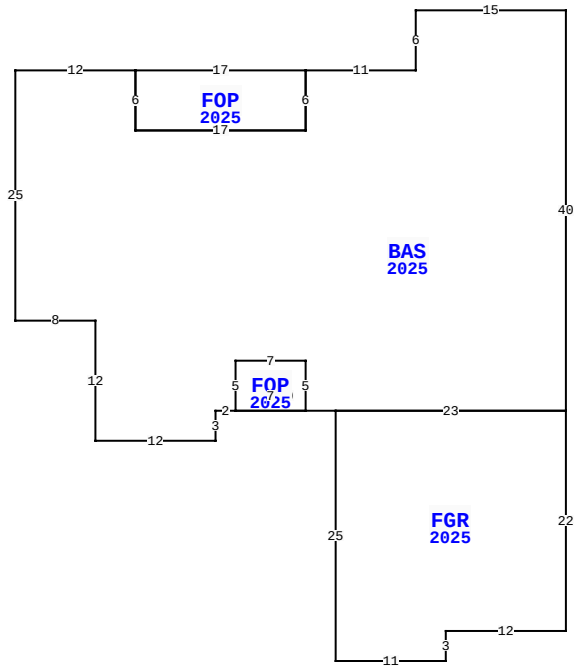
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	2025	1,822	230,000
FGR	539	55	2025	296	37,366
FOP	35	30	2025	10	1,262
FOP	102	30	2025	31	3,913
TOTALS	2,498			2,159	272,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	113.8500	127.51	275,294	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1822 HX Base Yr 2025



1239 SE PRESS RUTH DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,541
TOTAL MARKET OB/XF VALUE		6,460
TOTAL LAND VALUE - MARKET		50,100
TOTAL MARKET VALUE		329,101
SOH/AGL Deduction		0
ASSESSED VALUE		329,101
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		278,379
TOTAL JUST VALUE		329,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,854

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048338	New Residential C	375,750	10/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1518	12/30/2019	WD	Q	V	01	49,000
GRANTOR: DANIEL & EDITH MARSEE						
GRANTEE: WILBERT TODMAN						
0972/2356	1/24/2003	WD	Q	V		40,000
GRANTOR: ROLAND L TARDIFF						
GRANTEE: JERRY D MARSEE						

BUILDING NOTES

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	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.00	3.00	100	2025	2024		100	1,260	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-30,10] W15 S6 W11 S6 W17 N6 W12 S25 E8 S12 E12 N3 E2 E10 E23 N40 $
FGR=[YR=2025;ORIG=-30,50] W23 S25 E11 N3 E12 N22 $
FOP=[YR=2025;ORIG=-73,16] E17 S6 W17 N6 $
FOP=[YR=2025;ORIG=-63,45] E7 S5 W7 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,460

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	5.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,100							

REVIEW DATE 09/12/2024 BY HC Total Acres: 5.01 Total Land Value: 50,100 Market: 0 Agricultural: 0 Common: 50,100 PRINTED 11/07/2025 BY SYS