PARCEL I SHIRLEY GOROSPE TRACT (
COMM SE COR OF SEC, N 1333.45 FT
W R/W LINE OF ICHETUCKNEE AVE, W

RUTZEN NEIL A/RUTZEN PATTY J
754 SW JOE MARKHAM DR
LAKE CITY, FL 32024

2026

24-5S-15-00469-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

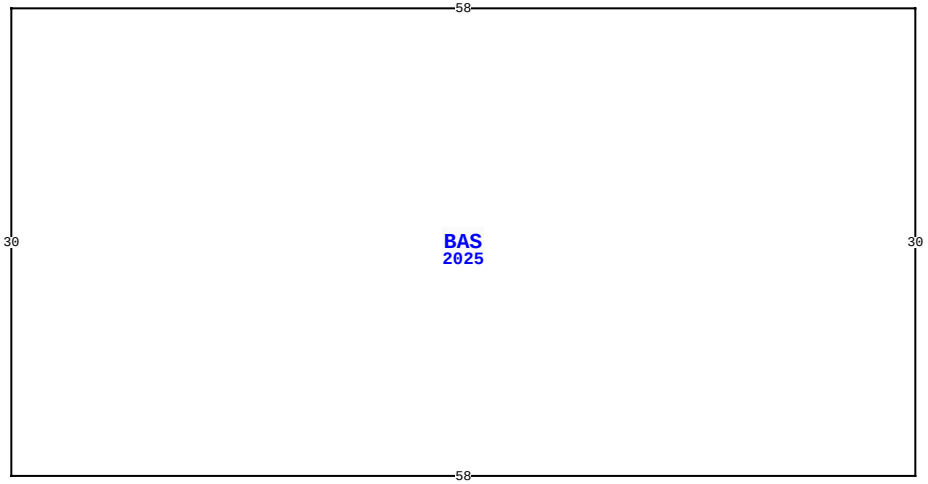
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24515.02	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,740	100	2025	1,740	201,112
TOTALS	1,740			1,740	201,112

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,740	114.5000	117.94	205,216	2024	2024	0	0	0	2.00	98.00

1 MANUF 3 100% - 2025 Heated Area: 1740 HX Base Yr 2025



754 SW JOE MARKHAM DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,112
TOTAL MARKET OB/XF VALUE		24,300
TOTAL LAND VALUE - MARKET		136,440
TOTAL MARKET VALUE		361,852
SOH/AGL Deduction		227,081
ASSESSED VALUE		134,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,049
TOTAL JUST VALUE		361,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048503	Electrical Servic	0	10/26/2023
000048247	Mobile Home		09/22/2023
000047964	Storage Building	30,000	08/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1488/1616	4/14/2023	TR	Q	V	01	137,000

GRANTOR: GOROSPE SHIRLEY A AS

GRANTEE: RUTZEN NEIL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=16,17] E58 S30 W58 N30 $
.

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	0030	BARN,MT	0	100	30	45	1,350.00	UT	18.00	18.00	100	2024	2023		100	24,300	

LAND DESCRIPTION

TOTAL OB/XF 24,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	15.16	AC		1.00	1.00	1.00	9,000.00	9,000.00	136,440							

REVIEW DATE 02/09/2024 BY randall Total Acres: 15.16 Total Land Value: 136,440 Market: 0 Agricultural: 0 Common: 136,440 PRINTED 11/07/2025 BY SYS