THE SOUTH 5 ACRES OF THE WEST 10
FOLLOWING S DESC PROPERTY: COMM
RUN S 678.20 FT FOR POB, RUN E 2

SETO WILLIAM J
3869 U S 129 NORTH
LIVE OAK, FL 32060

2026

29-3S-16-02383-236

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

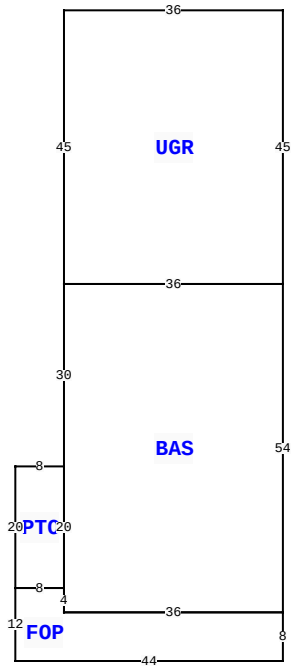
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	177,577
FOP	384	30		115	10,505
PTO	160	5		8	731
UGR	1,620	45		729	66,591
TOTALS	4,108			2,796	255,405

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,796	113.2800	126.87	354,729	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 1944 HX Base Yr



753 NW RODEO CT, 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	255,405
TOTAL MARKET OB/XF VALUE	7,650
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	296,615
SOH/AGL Deduction	0
ASSESSED VALUE	296,615
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,615
TOTAL JUST VALUE	318,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	321,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11687	PUMP/UTPOL	30	09/24/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1195/0122	5/21/2010	QC	U	V	11	100
GRANTOR: WILLIAM J SETO						
GRANTEE: JODI B SETO (FOR 4.						
1089/0976	7/07/2006	WD	Q	I	01	100
GRANTOR: JODI B SETO						
GRANTEE: WILLIAM J & JODI B						

BUILDING NOTES

BUILDING DIMENSIONS

UGR= N45 W36 S45 E36$ BAS= W36 S30 PTO= W8 S20 E8 N20$ S20
FOP= W8 S12 E44 N8 W36 N4$ S4 E36 N54$.

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	0190	FPLC PF	0	0	0	0	2.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	2,400	
2	0040	BARN,POLE	0	0	39	82	1.00	UT	7,000.00	7,000.00	75	1997	1997	3	75	5,250	

LAND DESCRIPTION

TOTAL OB/XF 7,650

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	0		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	33,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	280.00	280.00	560							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	22,000							

REVIEW DATE 03/01/2023 BY KS Total Acres: 5.00 Total Land Value: 33,560 Market: 22,000 Agricultural: 560 Common: 33,000 PRINTED 10/03/2025 BY SYS