BEG SW COR OF SE1/4 OF NW1/4, RU 370 FT, E 1125.19 FT, S 383.96 F TO POB.

RS&A PROPERTIES LLC
140 BRIGHAM RD NW
WINTER HAVEN, FL 33881

**2026**

**33-1S-17-04640-006**

## BUILDING CHARACTERISTICS

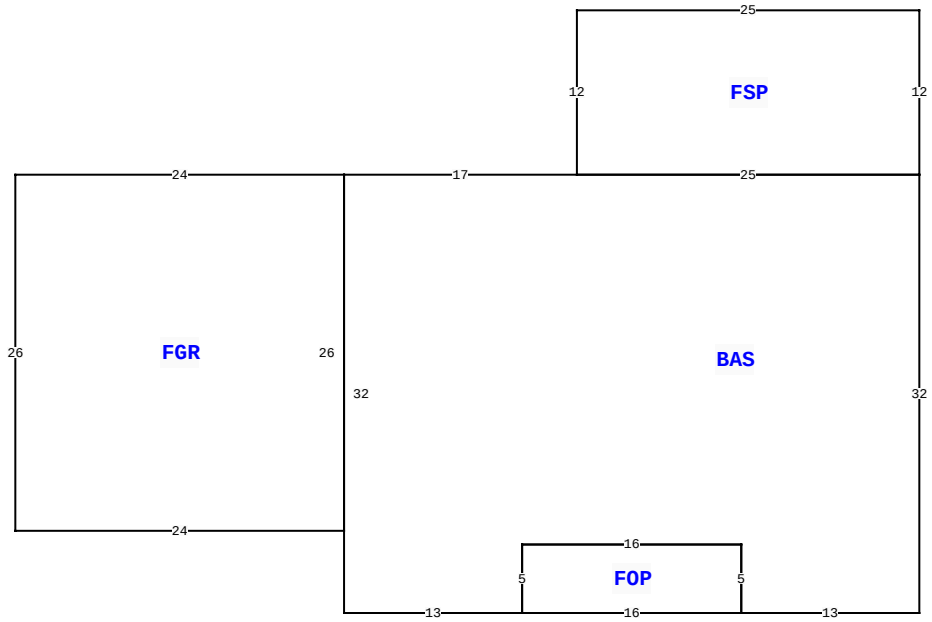
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 33117.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,264 | 100 | | 1,264 | 165,273 |
| FGR | 624 | 55 | | 343 | 44,848 |
| FOP | 80 | 30 | | 24 | 3,138 |
| FSP | 300 | 40 | | 120 | 15,690 |
| TOTALS | 2,268 | | | 1,751 | 228,950 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,751 | 124.2000 | 139.10 | 243,564 | 1997 | 2020 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1264 HX Base Yr




12142 N US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 228,950 |
| TOTAL MARKET OB/XF VALUE | 14,032 |
| TOTAL LAND VALUE - MARKET | 64,740 |
| TOTAL MARKET VALUE | 307,722 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 307,722 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 307,722 |
| TOTAL JUST VALUE | 307,722 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 310,945 |

SALE:1:1: 9.96 AC PARCEL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000043491 | Roof Replacement | 11,600 | 01/07/2022 |
| 27878 | M H | 418 | 06/15/2009 |
| 1248 | SFR | 215 | 01/16/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/887 | 4/26/2022 | WD | Q | I | 01 | 312,500 |
| GRANTOR: CLASSIC CERTIFIED PRO | | | | | | |
| GRANTEE: RS&A PROPERTIES LLC | | | | | | |
| 1450/592 | 10/13/2021 | WD | Q | I | 01 | 162,000 |
| GRANTOR: DUNCAN ROBERT C | | | | | | |
| GRANTEE: CLASSIC CERTIFIED P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W17 FGR= W24 S26 E24 N26$ S32 E13 FOP= E16 N5 W16 S5$ N5 E16 S5 E13 N32 FSP= N12 W25 S12 E25$ W25$.

## 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 | 0 | 0 | 0 | 421.00 | UT | 1.50 | 1.50 | 100 | 1997 | 1997 | 3 | 100 | 632 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |
| 3 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |
| 4 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 5 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |
| 6 | 9946 | Well | 0 | 0 | 0 | 0 | 1.00 | UT | 4,000.00 | 4,000.00 | 100 | 2023 | 2022 | | 100 | 4,000 | |
| 7 | 0104 | GENERATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 2023 | 2022 | | 80 | 4,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 14,032

| 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 | 9.96 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 64,740 | | | | | | | |

REVIEW DATE 09/16/2022 BY CP Total Acres: 9.96 Total Land Value: 64,740 Market: 0 Agricultural: 0 Common: 64,740 PRINTED 10/10/2025 BY SYS