

WOODS SANDRA N
265 SE RHETT PLACE
LAKE CITY, FL 32025

35-4S-17-09030-069

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	19	COMMON BRK 80								0100	01	2,180	114.0720	127.76	278,517	1998	1998	0	0	0	28.35	71.65	VALUATION BY																								
Exterior Wall	31	VINYL SID 20								2 SINGLE FAM 0% - 2024														Heated Area: 1840								HX Base Yr								STANDARD							
Roof Structur	03	GABLE/HIP 100																						Tax Group: 3								Tax Dist:															
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE								199,557															
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								10,876															
Interior Floo	14	CARPET 70																						TOTAL LAND VALUE - MARKET								88,540															
Interior Floo	12	HARDWOOD 30																						TOTAL MARKET VALUE								222,263															
Air Condition	03	CENTRAL 100								SOH/AGL Deduction								0																													
Heating Type	04	AIR DUCTED 100								ASSESSED VALUE								222,263																													
Bedrooms	3	100								TOTAL EXEMPTION VALUE								0																													
Bathrooms	2	100								BASE TAXABLE VALUE								222,263																													
Frame	01	NONE 100								TOTAL JUST VALUE								298,973																													
Stories	1.	1. 100								NCON VALUE								0																													
Architectual	05	CONV 100								INCOME VALUE																																					
Units	0	100								PREVIOUS YEAR MKT VALUE								301,898																													
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	35417.00	1.00/																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	1,840	100		1,840	168,433																																										
FCP	572	25		143	13,090																																										
FOP	320	30		96	8,788																																										
FOP	336	30		101	9,246																																										
TOTALS	3,068			2,180	199,557																																										
EXTRA FEATURES										265 SE RHETT PL, LAKE CITY																																					
L N	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	0294	SHED WOOD/	0	0	8	11	1.00	UT	0.00	0.00	100	0	0	3	100	500																															
2	0294	SHED WOOD/	0	0	8	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	800																															
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200																															
4	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200																															
5	0020	BARN, FR	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,500																															
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800																															
7	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800																															
8	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500																															
9	0255	MBL HOME S	0	0	23	56	1,288.00	UT	2.00	2.00	100	2017	2017	3	100	2,576																															
LAND DESCRIPTION										TOTAL OB/XF										10,876																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500																														
2	6200	A	PASTURE 3			A-1	0.00	0.00	8.32	AC		1.00	1.00	1.00	280.00	280.00	2,330																														
3	9910	M	MKT. VAL. AG			A-1	0.00	0.00	8.32	AC		1.00	1.00	1.00	9,500.00	9,500.00	79,040																														
REVIEW DATE	07/13/2017	BY	DF	Total Acres: 9.32		Total Land Value: 11,830		Market: 79,040		Agricultural: 2,330		Common: 9,500		PRINTED 11/19/2025 BY SYS																																	