COMM NE COR OF NW1/4 OF SW1/4, R
S 6 DEG W 464.77 FT FOR POB, CON
187.78 FT TO NW'LY R/W SR-47, S

DURBIN JUNE ROSE
1530 SANDOLLAR CIRCLE
NEPTUNE BEACH, FL 32266

2026

36-4S-16-03337-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

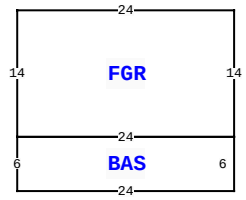
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

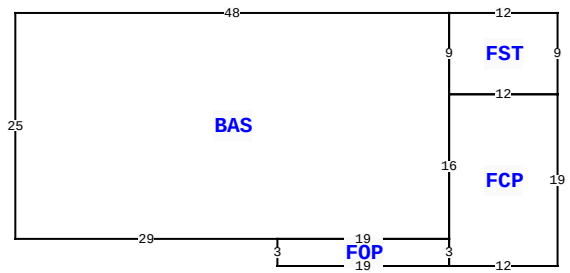
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	14,818
BAS	1,200	100		1,200	123,480
FCP	228	25		57	5,865
FGR	336	55		185	19,037
FOP	57	30		17	1,749
FST	108	55		59	6,071
TOTALS	2,073			1,662	171,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,662	122.5000	137.20	228,026	1986	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2024 Heated Area: 1344 HX Base Yr





5712 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	171,020
TOTAL MARKET OB/XF VALUE	8,942
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	192,712
SOH/AGL Deduction	0
ASSESSED VALUE	192,712
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	192,712
TOTAL JUST VALUE	192,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	194,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1490/580	5/08/2023	WD	Q	I	01	200,000
GRANTOR: MOLINA LOIS L REVOCAB						
GRANTEE: DURBIN JUNE ROSE						
1270/2634	2/21/2014	QC	U	I	11	100
GRANTOR: STACEY NOMURA						
GRANTEE: LOIS L MOLINA TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S25 E29 FOP= S3 E19 N3 W19$ E19 FCP= S3 E12 N19 W12 S16$ N16 FST= E12 N9 W12 S9$ N9$ PTR= N30 FGR= N14 W24 S14 E24$ BAS= W24 S6 E24 N6$ S30$.

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	0258	PATIO	0	0	15	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	0	0	0	180.00	UT	7.50	7.50	100	2007	2007	3	100	1,350	
3	0166	CONC,PAVMT	0	0	0	0	2,364.00	UT	3.00	3.00	100	2007	2007	3	100	7,092	

LAND DESCRIPTION

TOTAL OB/XF 8,942

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	0.85	AC		1.00	1.00	1.00	15,000.00	15,000.00	12,750							

REVIEW DATE 10/10/2023 BY TP Total Acres: 0.85 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/11/2025 BY SYS