COMM SW COR OF SEC, RUN E 2646.0
RUN W 847.86 FT, N 753.29 FT, E
473.64 FT, E 287.50 FT, S 287.50

COX ROBERT LEWIS
303 SE RODNEY DICKS DRIVE
LAKE CITY, FL 32025

2026

36-4S-17-09049-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

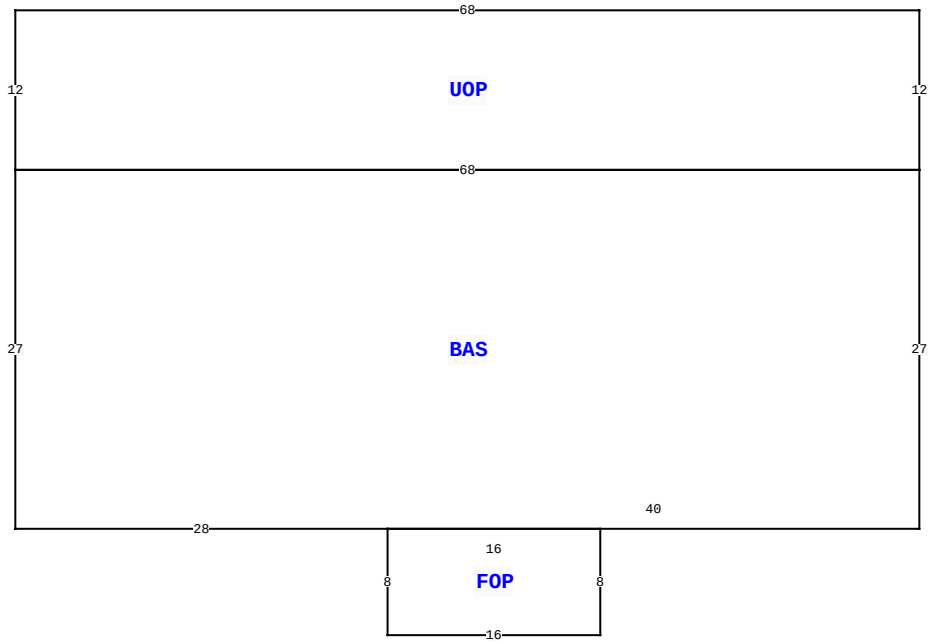
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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 02
NEIGHBORHOOD/LOC	36417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	51,952
FOP	128	35		45	1,273
UOP	816	25		204	5,772
TOTALS	2,780			2,085	58,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,085	117.9000	70.74	147,493	1996	1996	0	0	0	60.00	40.00

1 MOBILE HME 100% - 1997 Heated Area: 1836 HX Base Yr 1997



303 SE RODNEY DICKS 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		58,997
TOTAL MARKET OB/XF VALUE		8,400
TOTAL LAND VALUE - MARKET		137,610
TOTAL MARKET VALUE		80,398
SOH/AGL Deduction		28,909
ASSESSED VALUE		51,489
TOTAL EXEMPTION VALUE	HX HB	26,489
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		205,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,007

BLDG:1:1: JACO MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12133	M H	125	02/10/1997
10668	M H	125	01/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0762/1563	8/18/1992	WD	Q	V	03	0

GRANTOR: LOIS COX
GRANTEE: ROBERT COX

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S27 E28 FOP= S8 E16 N8 W16$ E40 N27 UOP= N12 W68 S12 E68$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,400

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	0102	C	SFR/MH	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.29	AC		1.00	1.00	1.00	280.00	280.00	4,001							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	14.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	128,610							

REVIEW DATE 07/18/2017 BY DF Total Acres: 15.29 Total Land Value: 13,001 Market: 128,610 Agricultural: 4,001 Common: 9,000 PRINTED 11/18/2025 BY SYS