LOT 3 & N 35 FT LOT 2 BLOCK 3 FO
UNIT 1.

ALEXANDER RODNEY R
311 SE PINE DR
LAKE CITY, FL 32025

2026

00-00-00-07711-000

BUILDING CHARACTERISTICS

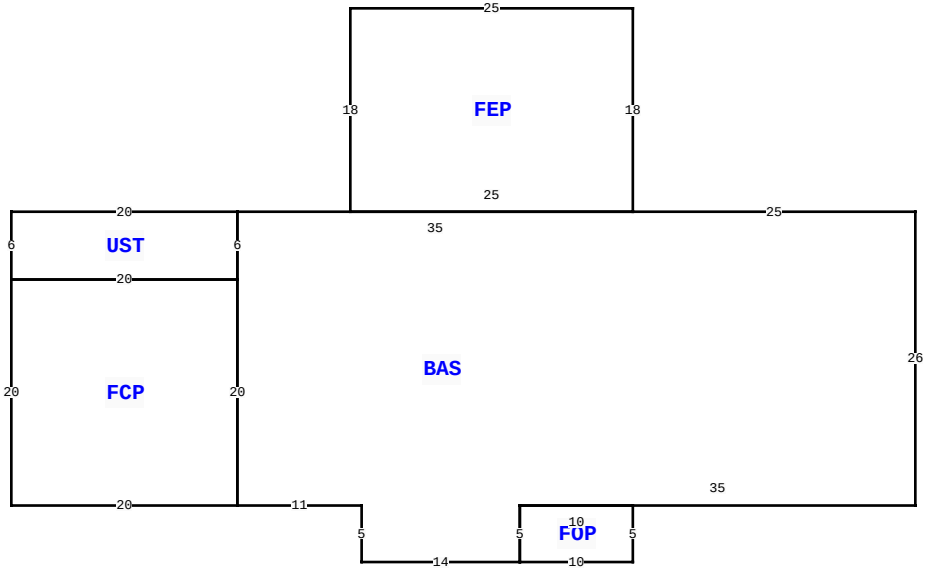
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	10	TERRAZZO 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 06
NEIGHBORHOOD/LOC		5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,630	100		1,630	138,742
FCP	400	25		100	8,512
FEP	450	80		360	30,642
FOP	50	30		15	1,277
UST	120	45		54	4,596
TOTALS	2,650			2,159	183,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,159	116.9190	130.95	282,721	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1630 HX Base Yr 2012



311 SE PINE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0294	SHED WOOD/	0	100	16	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		183,769
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		206,969
SOH/AGL Deduction		91,831
ASSESSED VALUE		115,138
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		63,727
TOTAL JUST VALUE		206,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10	MAINT/ALTR	50	01/07/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0812	2/23/2011	PR	U	I	11	100
GRANTOR: RODNEY R ALEXANDER PR						
GRANTEE: RODNEY R ALEXANDER						
0884/1225	6/11/1999	WD	Q	I	01	100
GRANTOR: L GILLEN						
GRANTEE: W HENDRIX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FEP= N18 W25 S18 E25$ W35 UST= W20 S6 E20 N6$ S6 FCP= W20 S20 E20 N20$ S20 E11 S5 E14FOP= E10 N5 W10 S5$N5 E35 N26 $.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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	100		*RSF-2	115.00	120.00	13,800.00	SF		1.00	1.00	1.00	1.50	1.50	20,700							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.32 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 06/23/2026 BY SYS