LOT 18 BLK 3 FOREST HILLS S/D UN
DC 1346-2767, PB 1379-1807,

ROLERSON AMON G/ROLERSON SIDONNIE C
976 SE DIVISION AVE
LAKE CITY, FL 32025

2027

00-00-00-07724-000

BUILDING CHARACTERISTICS

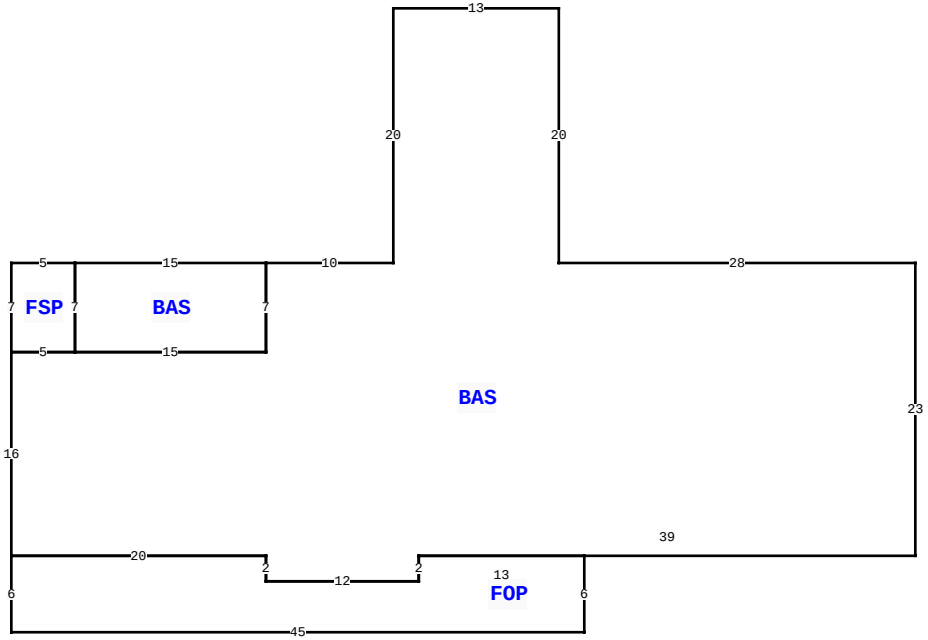
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	105	100		105	8,874
BAS	1,777	100		1,777	150,191
FOP	246	30		74	6,254
FSP	35	40		14	1,183
TOTALS	2,163			1,970	166,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,970	118.2060	130.03	256,159	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1882 HX Base Yr 2021



976 SE DIVISION AVE, 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	500	
2	0080	DECKING	0	100	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	100	20	24	480.00	UT	4.50	4.50	100	1993	1993	3	100	2,160	
4	0294	SHED WOOD/	0	100	9	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		166,503
TOTAL MARKET OB/XF VALUE		3,860
TOTAL LAND VALUE - MARKET		20,748
TOTAL MARKET VALUE		191,111
SOH/AGL Deduction		45,695
ASSESSED VALUE		145,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,005
TOTAL JUST VALUE		191,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00000231	ADDN SFR	20	07/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1405/0759	2/07/2020	WD	Q	I	01	139,500
GRANTOR: ELAINE THOMAS, HEYWAR						
GRANTEE: AMON G & SIDONNIE C						
1379/1807	3/01/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: ELAINE THOMAS, HEYW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N20 W13 S20 W10 BAS= W15 S7 E15 N7$ S7 W15 FSP= N7 W5 S7 E5$ W5 S16 FOP= S6 E45 N6 W13 S2 W12 N2 W20$ E20 S2 E12 N2 E39 N23$.

LAND DESCRIPTION

TOTAL OB/XF 3,860

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	286.00	74.00	13,832.00	SF		1.00	1.00	1.00	1.50	1.50	20,748							

REVIEW DATE 10/05/2016 BY DF Total Acres: 0.32 Total Land Value: 20,748 Market: 0 Agricultural: 0 Common: 20,748 PRINTED 11/17/2026 BY SYS