E DIV: LOT 1 BLOCK 11 THOMAS PAR
TD 1390-135, QC 1437-1364, 1464-

RULE RIVER HOMEBUYER EARNED EQUITY AGENCY
823 NE ELSEY PL
LAKE CITY, FL 32055

2027

00-00-00-12910-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

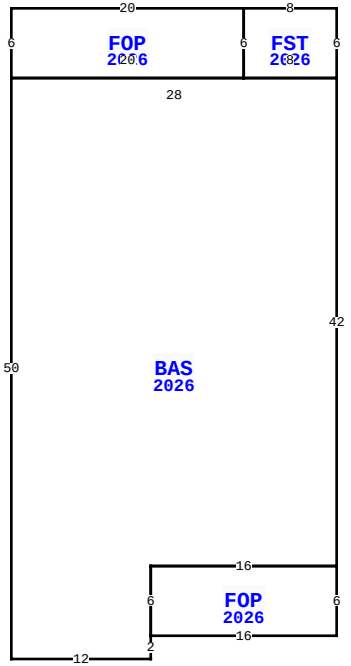
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,272	100	2026	1,272	160,908
FOP	96	30	2026	29	3,669
FOP	120	30	2026	36	4,554
FST	48	55	2026	26	3,289
TOTALS	1,536			1,363	172,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,363	115.0000	126.50	172,420	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 1272 HX Base Yr



823 NE ELSEY PL, LAKE CITY

BLD DATE	11/16/1998	JS	LGL DATE	04/27/2022	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	172,420
TOTAL MARKET OB/XF VALUE	1,296
TOTAL LAND VALUE - MARKET	6,333
TOTAL MARKET VALUE	180,049
SOH/AGL Deduction	0
ASSESSED VALUE	180,049
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,049
TOTAL JUST VALUE	180,049
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	183,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/894	1/14/2026	WD	Q	I	01	265,000
GRANTOR: TWENTYEIGHT FOURTEEN,						
GRANTEE: RULE RIVER HOMEBUYE						
1515/191	5/21/2024	WD	Q	V	04	22,500
GRANTOR: RICHARDSON ANTHONY						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=-10,0] W28 S50 E12 N2 N6 E16 N42 $
FOP=[YR=2026;ORIG=-38,-6] E20 S6 W20 N6 $
FOP=[YR=2026;ORIG=-26,42] E16 S6 W16 N6 $
FST=[YR=2026;ORIG=-18,-6] E8 S6 W8 N6 $
.

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	0	12	36	432.00	UT	3.00	3.00	100	2026	2025		100	1,296	

LAND DESCRIPTION

TOTAL OB/XF 1,296

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		*RSF-3	100.00	100.00	6,333.00	SF		1.00	1.00	1.00	1.00	1.00	6,333							

REVIEW DATE 04/17/2026 BY TP Total Acres: 0.15 Total Land Value: 6,333 Market: 0 Agricultural: 0 Common: 6,333 PRINTED 11/17/2026 BY SYS