

S DIV: LOTS 5 & 6 BLOCK B SUNSHI
 EX COMM AT NW COR OF BLK B, S 84
 68.56 FT, SW 1.80 FT, W 68 FT, N

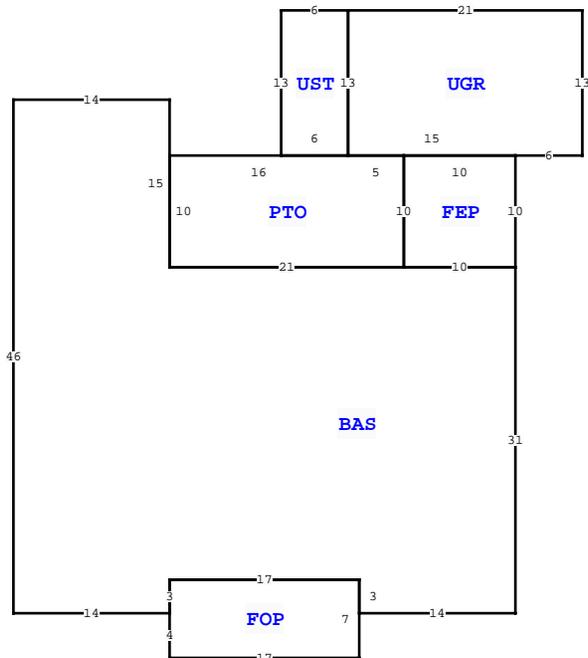
RODRIGUEZ KENNETH/ARAGON MARVIN
 654 SE BROWN ST
 LAKE CITY, FL 32025

2026

00-00-00-13627-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	15	HARDTILE	20
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	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,554	100	
FEP	100	80	
FOP	119	30	
PTO	210	5	
UGR	273	45	
UST	78	45	
TOTALS	2,334		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,838	105.8400	118.54	217,877	1960	1960		0	10	35.00	55.00
1 SINGLE FAM 100% - 2026 Heated Area: 1554 HX Base Yr 2026												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		119,832
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		8,835
TOTAL MARKET VALUE		130,067
SOH/AGL Deduction		0
ASSESSED VALUE		130,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,656
TOTAL JUST VALUE		130,067
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/2324	6/17/2025	WD	Q	I	01	174,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: RODRIGUEZ KENNETH						
1307/1417	1/12/2016	WD	Q	I	01	55,000
GRANTOR: MARISSA BRYAN (FKA MA						
GRANTEE: PARKER DEVELOPMENT						

EXTRA FEATURES		654 SE BROWN ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0190	FPLC PF	
2	0166	CONC, PAVMT	

L N	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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W14 S46 E14 FOP= S4 E17 N7W17S3\$ N3 E17 S3 E14 N31 FEP= N10 UGR= E6 N13 W21 S13 E15\$ W10 S10 E10\$ W10 PTO= N10 W5 UST= N13 W6 S13 E6\$ W16 S10 E21\$ W21 N15\$.

LAND DESCRIPTION		TOTAL OB/XF 1,400																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1100.00	93.00	9,300.00	SF		1.00	1.00	1.00	0.95	0.95	8,835							