S DIV: BEG SW COR BLK 322, RUN
N 198 FT, E 200 FT, S 50 FT,
E 9.28 FT, S 37.57 FT, E 33.86

RBG-R LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

2027

00-00-00-14108-000

BUILDING CHARACTERISTICS

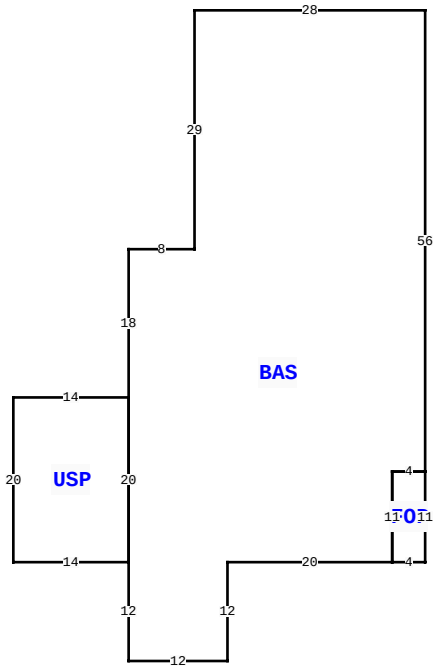
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	151,134
FOP	44	30		13	862
USP	280	35		98	6,496
TOTALS	2,604			2,391	158,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,391	92.7126	101.98	243,834	1954	1954	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 2280 HX Base Yr



187 SW IVAN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	158,492
TOTAL MARKET OB/XF VALUE	3,815
TOTAL LAND VALUE - MARKET	25,350
TOTAL MARKET VALUE	187,657
SOH/AGL Deduction	0
ASSESSED VALUE	187,657
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	187,657
TOTAL JUST VALUE	187,657
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,548

XFOB:1:1: DOR 1998

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1022/2788	8/06/2004	WD	Q	I		180,000

GRANTOR: ELIZABETH & DONALD H

GRANTEE: RICARDO & PATRICIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S29 W8 S18 USP= W14S20 E14 N20$ S20 S12 E12 N12 E20
FOP= E4 N11 W4 S11$ N11 E4 N56$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	13	59	767.00	UT	1.50	1.50	50	1993	1993	3	50	575	
3	0166	CONC,PAVMT	0	0	14	40	560.00	UT	1.50	1.50	100	1993	1993	3	100	840	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
6	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 3,815

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		CG	0.00	0.00	25,350.00	SF		1.00	1.00	1.00	1.00	1.00	25,350							

REVIEW DATE 10/16/2024 BY HC Total Acres: 0.58 Total Land Value: 25,350 Market: 0 Agricultural: 0 Common: 25,350 PRINTED 11/17/2026 BY SYS