S DIV: LOTS 8, 9 & 10 BLOCK 3 LA
S/D.

RODRIGUEZ SAMMY/RODRIGUEZ FRANCISCO
799 SE DIVISION AVE
LAKE CITY, FL 32025

2027

00-00-00-14231-000

BUILDING CHARACTERISTICS

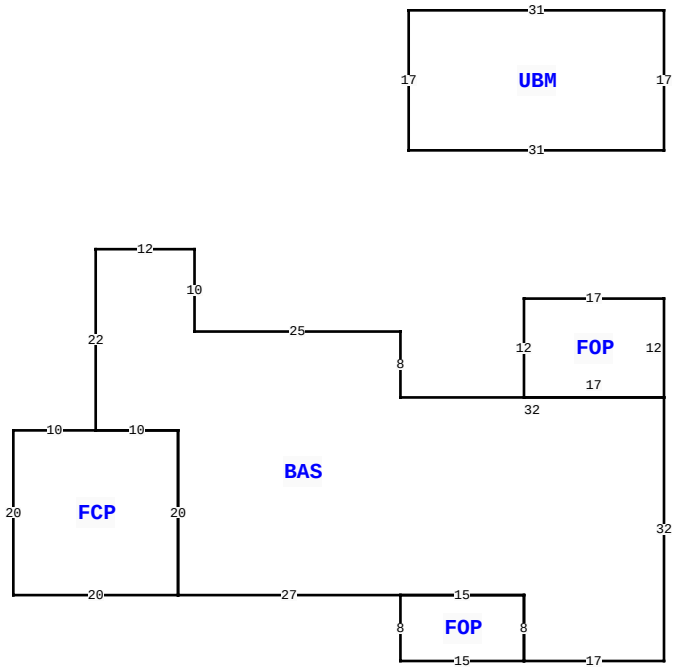
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	2,008	100		2,008	186,056
FCP	400	25		100	9,266
FOP	120	30		36	3,336
FOP	204	30		61	5,652
UBM	527	20		105	9,729
TOTALS	3,259			2,310	214,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	129.5910	142.55	329,290	1963	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2008 HX Base Yr 2025



799 SE DIVISION AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		214,038
TOTAL MARKET OB/XF VALUE		5,800
TOTAL LAND VALUE - MARKET		18,700
TOTAL MARKET VALUE		238,538
SOH/AGL Deduction		0
ASSESSED VALUE		238,538
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,127
TOTAL JUST VALUE		238,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,427

SALE:1:1: LOTS 11-14 LAKE FOREST PARK, DOT PLEASE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
194	MAINT/ALTR	50	06/02/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/778	3/05/2024	WD	Q	I	01	245,000
GRANTOR: OWENS WILLIAM						
GRANTEE: RODRIGUEZ SAMMY						
1435/2677	4/22/2021	WD	Q	I	01	230,000
GRANTOR: JOHNSON REBECCA R						
GRANTEE: OWENS WILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N8 W25 N10 W12 S22 FCP= W10 S20 E20 N20 W10$ E10S20 E27 FOP= S8 E15 N8 W15$ E15 S8 E17 N32$ FOP= N12 W17 S12 E17$ PTR=N30 UBM= N17 W31 S17 E31$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	4,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,800

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		00	0.00	0.00	18,700.00	SF		1.00	1.00	1.00	1.00	1.00	18,700							

REVIEW DATE 03/18/2024 BY TP Total Acres: 0.43 Total Land Value: 18,700 Market: 0 Agricultural: 0 Common: 18,700 PRINTED 11/16/2026 BY SYS