

A STRIP OF LAND 100 FT WIDE
 EXTENDING NE THROUGH SW1/4 OF
 SE1/4 & NW1/4 OF SE1/4 & SW1/4

COLE RODNEY
 331 SW OAKWOOD CT
 LAKE CITY, FL 32024

2026

03-5S-16-03458-001


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | | | | | | | | | | | | | |
|-------------------------------|-----------|--------------|----------------------|-----------|---------|------------|-------|-------|-------------|--|------------|-------------|-------------|----------------|----------------|----------------|------------|-----------------------------|----------------|---|---------|-------------------|----------|-----------|-----------------|-------|--|--|--|-------------------|------|-----------|-------|-------|--------|------------|-----------|-----------|----|---|---|----|-------|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 17,444 TOTAL MARKET VALUE 17,444 SOH/AGL Deduction 0 ASSESSED VALUE 17,444 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,444 TOTAL JUST VALUE 17,444 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 17,444 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1417/0577</td> <td>8/12/2020</td> <td>WD</td> <td>Q</td> <td>V</td> <td>05</td> <td>2,000</td> </tr> </tbody> </table> GRANTOR: SOR PROPERTIES LLC GRANTEE: RODNEY COLE 1179/1343 8/20/2009 QC U V 11 100 GRANTOR: COLUMBIA SERVICE COMP GRANTEE: SOR PROPERTIES LLC | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE | 1417/0577 | 8/12/2020 | WD | Q | V | 05 | 2,000 |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1417/0577 | 8/12/2020 | WD | Q | V | 05 | 2,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | L | 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 | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LAND DESCRIPTION | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | | | | | | | | | | | | | |
| 1 | 9400 | C | RIGHTOFWAY | 0 | | A-1 | 0.00 | 0.00 | 12.46 | AC | | 1.00 | 1.00 | 0.70 | 2,000.00 | 1,400.00 | 17,444 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 02/06/2026 | | | | | | | | | | BY ks | | | | | | | | | | Total Acres: 12.46 Total Land Value: 17,444 Market: 0 Agricultural: 0 Common: 17,444 PRINTED 05/08/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | |