COMM SW COR OF NW1/4 OF NE1/4, E
US-41 FOR POB, E ALONG THE S LIN
NE1/4 225 FT TO C/L OF NEWNANVIL

NELOMS RODERICK A
7893 S US HIGHWAY 441
LAKE CITY, FL 32025

**2027**

**03-5S-17-09091-000**

## BUILDING CHARACTERISTICS

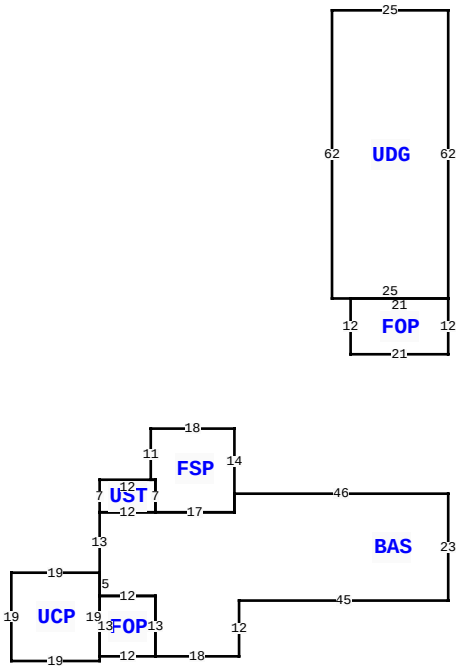
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 3517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,813 | 100 | | 1,813 | 134,850 |
| FOP | 156 | 30 | | 47 | 3,496 |
| FOP | 252 | 30 | | 76 | 5,653 |
| FSP | 317 | 40 | | 127 | 9,446 |
| UCP | 361 | 20 | | 72 | 5,355 |
| UDG | 1,550 | 55 | | 852 | 63,371 |
| UST | 84 | 45 | | 38 | 2,826 |
| TOTALS | 4,533 | | | 3,025 | 224,998 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,025 | 104.0250 | 114.43 | 346,151 | 1953 | 1953 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1813 HX Base Yr 2024




7849 S US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 05/06/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0040 | BARN,POLE | 0 | 100 | 18 | 20 | 360.00 | UT | 0.75 | 0.75 | 100 | 0 | 0 | 3 | 100 | 270 | |
| 3 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 500 | |
| 5 | 0210 | GARAGE U | 0 | 100 | 23 | 27 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 2,500 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 17 | 24 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,000 | |
| 7 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 224,998 |
| TOTAL MARKET OB/XF VALUE | | 7,670 |
| TOTAL LAND VALUE - MARKET | | 35,262 |
| TOTAL MARKET VALUE | | 267,930 |
| SOH/AGL Deduction | | 71,246 |
| ASSESSED VALUE | | 196,684 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 145,273 |
| TOTAL JUST VALUE | | 267,930 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 272,020 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 35231 | GARAGE | 144 | 04/25/2017 |
| 15773 | REMODEL | 55 | 07/13/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1518/970 | 12/29/2023 | WD | Q | I | 01 | 377,400 |
| GRANTOR: SHERROD RHONDA KAY | | | | | | |
| GRANTEE: NELOMS RODERICK A | | | | | | |
| 1505/1907 | 12/29/2023 | WD | U | I | 11 | 0 |
| GRANTOR: SHERROD RHONDA KAY | | | | | | |
| GRANTEE: NELOMS RODERICK A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W46 FSP= N14 W18 S11 E1S7 E17 N4$ S4 W17 UST= N7 W12S7 E12$ W12 S13 UCP= W19S19E19 N19$ S5 FOP= S13 E12N13W12$ E12 S13 E18 N12 E45 N23$ PTR= N30 FOP= N12 UDG= N62 W25 S62 E25$ W21 S12 E21$ S30$.

## LAND DESCRIPTION

TOTAL OB/XF 7,670

| 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 | | A-1 | 0.00 | 0.00 | 1.09 | AC | | 1.00 | 1.00 | 0.90 | 15,000.00 | 13,500.00 | 14,715 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 0.02 | AC | | 1.00 | 1.00 | 0.90 | 15,000.00 | 13,500.00 | 297 | | | | | | | |
| 3 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.50 | AC | | 1.00 | 1.00 | 0.90 | 15,000.00 | 13,500.00 | 20,250 | | | | | | | |

REVIEW DATE 07/21/2017 BY BC Total Acres: 2.61 Total Land Value: 35,262 Market: 0 Agricultural: 0 Common: 35,262 PRINTED 11/17/2026 BY SYS