COMM NW COR OF SE1/4 OF NW1/4, R
POB, CONT S 444.91 FT, E 832.4 F
DOUBLE RUN RD, NE ALONG R/W 243.

RHODEN COREY MARCUS/RHODEN AMANDA MARIE
231 NE CLOUDY GLN
LAKE CITY, FL 32055

2026

04-3S-17-04838-002

BUILDING CHARACTERISTICS

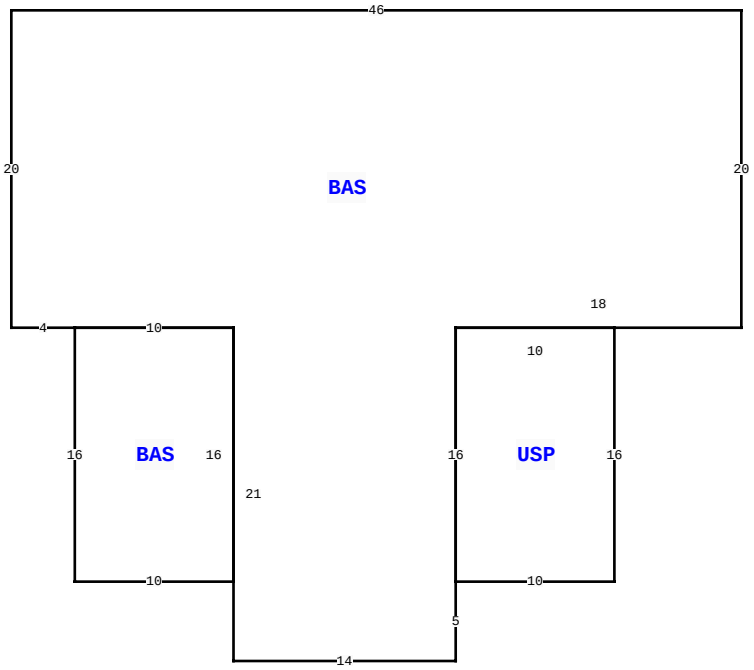
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	8,689
BAS	1,214	100		1,214	65,930
USP	160	35		56	3,041
TOTALS	1,534			1,430	77,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,430	74.5992	83.55	119,476	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2009 Heated Area: 1374 HX Base Yr 2009



231 NE CLOUDY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	9947	Septic	0	100	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	2,000	
5	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	98,996
TOTAL MARKET OB/XF VALUE	8,900
TOTAL LAND VALUE - MARKET	65,610
TOTAL MARKET VALUE	173,506
SOH/AGL Deduction	75,440
ASSESSED VALUE	98,066
TOTAL EXEMPTION VALUE	DH DHB HX HB 98,066
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	173,506
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27665	M H	487	03/02/2009
17125	M H	125	06/23/2000
10264	PUMP/UTPOL	30	09/29/1995
7679	M H	60	10/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1160/2308	10/22/2008	WD	Q	I		100,000
GRANTOR: TOMMY & COLLETTE WIRE						
GRANTEE: COREY MARCUS RHODEN						
1116/2581	4/16/2007	WD	Q	I		86,500
GRANTOR: MARGARET & WALTER GUY						
GRANTEE: TOMMY & COLLETTE WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S20 E4 BAS= S16 E10N16 W10$ E10 S21 E14 N5 USP= E10 N16 W10 S16$ N16 E18 N20$.

LAND DESCRIPTION

TOTAL OB/XF 8,900

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			0.00	0.00	6.29	AC		1.00	1.00	1.00	9,000.00	9,000.00	56,610							
2	0200	C	MBL HM	100					1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 08/06/2014 BY DF Total Acres: 7.29 Total Land Value: 65,610 Market: 0 Agricultural: 0 Common: 65,610 PRINTED 06/12/2026 BY SYS

COMM NW COR OF SE1/4 OF NW1/4, R
POB, CONT S 444.91 FT, E 832.4 F
DOUBLE RUN RD, NE ALONG R/W 243.

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231 NE CLOUDY GLN
LAKE CITY, FL 32055

2026

04-3S-17-04838-002

BUILDING CHARACTERISTICS

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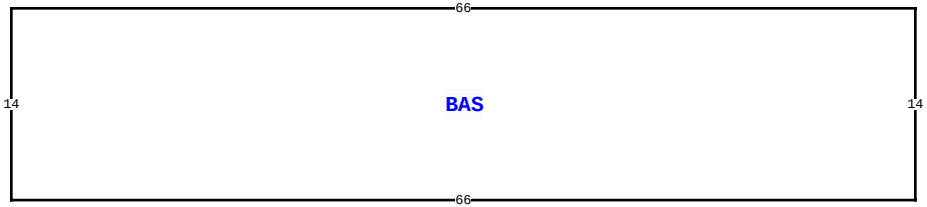
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	4317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,337
TOTALS	924			924	21,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	96.2100	57.73	53,343	1995	1995	0	0	0	60.00	40.00

6 MOBILE HME 100% - 2009 Heated Area: 924 HX Base Yr 2009



189 NE CLOUDY GLN, LAKE CITY

BLD DATE		LGL DATE	05/11/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL MARKET VALUE		173,506
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ASSESSED VALUE		98,066
TOTAL EXEMPTION VALUE	DH DHB HX HB	98,066
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		173,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: COREY MARCUS RHODEN						
1116/2581	4/16/2007	WD	Q	I		86,500
GRANTOR: MARGARET & WALTER GUY						
GRANTEE: TOMMY & COLLETTE WI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/06/2014 BY DF Total Acres: 7.29 Total Land Value: 65,610 Market: 0 Agricultural: 0 Common: 65,610 PRINTED 06/12/2026 BY SYS