

LOT 2 MARION PLACE S/D BLOCK A P
975-1573, LE 1050-18, WD 1446-21

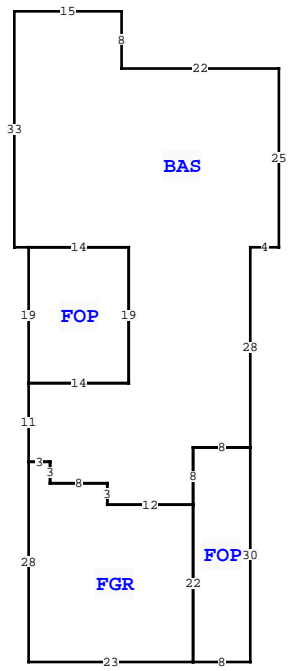
RONSONET NORBIE S/RONSONET KELLI K
PO BOX 3694
LAKE CITY, FL 32056

2026

05-4S-17-07610-302

ELEMENT		CD	CONSTRUCTION	
Exterior Wall	19	COMMON BRK	100	
Roof Structur	03	GABLE/HIP	100	
Roof Cover	03	COMP SHNGL	100	
Interior Wall	05	DRYWALL	100	
Interior Floo	14	CARPET	80	
Interior Floo	15	HARDTILE	20	
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	06	06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA	06	
NEIGHBORHOOD/LOC	5417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA
BAS	1,789	100		1,789
FGR	548	55		301
FOP	240	30		72
FOP	266	30		80
TOTALS	2,843			2,242
SUBAREA MARKET VALUE		231,699		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		304,867	2001	2001	0	0	24.00	76.00
					Heated Area: 1789	HX Base Yr 2025					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			231,699
TOTAL MARKET OB/XF VALUE			732
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			250,931
SOH/AGL Deduction			106,635
ASSESSED VALUE			144,296
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			92,885
TOTAL JUST VALUE			250,931
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047905	Roof Replacement	21,295	08/17/2023
1939	SFR	480	10/24/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/09	5/31/2024	WD Q	Q	I	01	315,000
GRANTOR: VANN MATTHEW AUSTIN						
GRANTEE: RONSONET NORBIE S						
1446/2196	8/10/2021	WD U	I	30		100
GRANTOR: VANN SAMUEL P SR						
GRANTEE: VANN MATTHEW AUSTIN						

EXTRA FEATURES																
L N	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	0166	CONC, PAVMT	0	100	0	488.00	UT	1.50	1.50	100	2001	2001	3	100	732	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/21/2023	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W22 N8 W15 S33 E2 FOP= S19 E14 N19 W14\$ E14 S19 W14 S11									
FGR= S28 E23 N22 W12 N3 W8 N3 W3\$ E3 S3 E8 S3 E12 FOP= S22 E8									
N30 W8 S8\$ N8 E8 N28 E4 N25\$.									

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	DPH 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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							