

BEG SE COR LOT 1 BLOCK 23 OF LAK
4 PLAT 3 RUN N 174.20 FT, E 458.
FT, W 356.10 FT, CONT W 24.88 FT

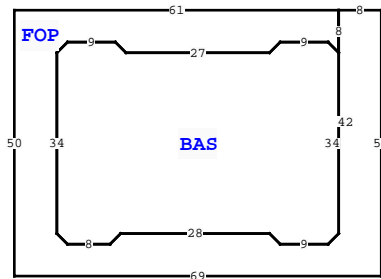
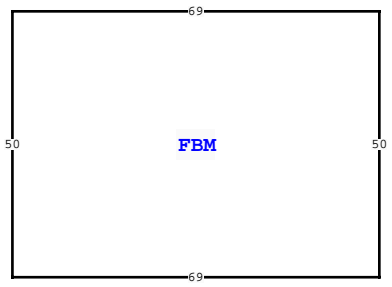
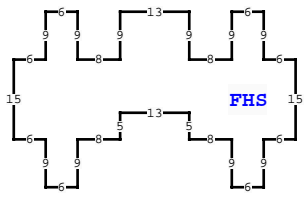
RODER KENNETH RAYMOND
484 SW SAN JUAN PL
LAKE CITY, FL 32025

2026

05-4S-17-07659-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4.5	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
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
BAS	1,888	100	
FBM	3,450	80	
FHS	1,063	60	
FOP	1,562	30	
TOTALS	7,963		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	5,755	112.7175	126.24	726,511	2001	2001	0	0	24.00	76.00
1 SINGLE FAM 100% - 2024 Heated Area: 6401 HX Base Yr 2024											



BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

484 SW SAN JUAN PL, LAKE CITY

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	2,894.00	UT	2.25	2.25	50	2001
2	0280	POOL R/CON	0	100	39	507.00	UT	70.00	70.00	30	2006
3	0282	POOL ENCL	0	100	53	1,272.00	UT	15.00	15.00	30	2006
4	0166	CONC, PAVMT	0	100	30	3,000.00	UT	2.25	2.25	50	2006

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			552,148
TOTAL MARKET OB/XF VALUE			23,002
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			587,150
SOH/AGL Deduction			0
ASSESSED VALUE			587,150
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			535,739
TOTAL JUST VALUE			587,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			594,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1792	SFR	700	06/28/2000
00614			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1621	10/14/2022	WD	Q	I	01	586,000
GRANTOR: APALACHICOLA FOREST L						
GRANTEE: RODER KENNETH RAYMO						
1445/1427	8/20/2021	WD	Q	I	01	550,000
GRANTOR: VANN MARC AUSTIN						
GRANTEE: APALACHICOLA FOREST						

BUILDING NOTES

BUILDING DIMENSIONS
FBM=[ORIG=40,-30] E69 N50 W69 S50 \$
BAS=[ORIG=0,0] U2L2 W9 D2L2 W27 U2L2 W9 D2L2 S34 D2R2 E8 U2R2 E28 D2R2 E9 U2R2 N34 \$
POP=[ORIG=0,0] N8 W61 S50 E69 N50 W8 S42 D2L2 W9 U2L2 W28 D2L2 W8 U2L2 N34 U2R2 E9 D2R2 E27 U2R2 E9 D2R2 \$
FHS=[ORIG=0,-30] N9 E6 N15 W6 N9 W6 S9 W8 N9 W13 S9 W8 N9 W6 S9 W6 S15 E6 S9 E6 N9 E8 N5 E13 S5 E8 S9 E6 \$

LAND DESCRIPTION												TOTAL OB/XF												23,002				
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			0.00	0.00	1.60	AC		1.00	1.00	0.50	15,000.00	7,500.00	12,000											