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

2027

05-4S-17-07659-002

BUILDING CHARACTERISTICS

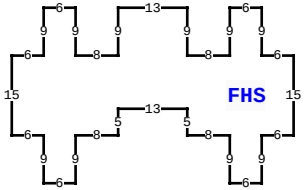
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	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 06
NEIGHBORHOOD/LOC	5417.00	1.00/

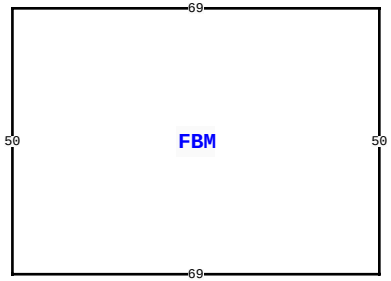
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100		1,888	177,911
FBM	3,450	80		2,760	260,081
FHS	1,063	60		638	60,121
FOP	1,562	30		469	44,195
TOTALS	7,963			5,755	542,307

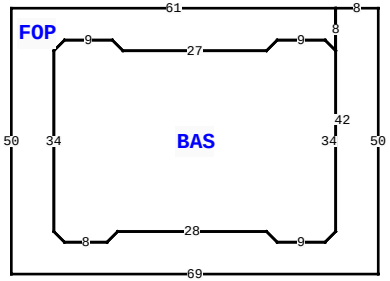
MARKET ADJUSTMENTS

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	123.99	713,562	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2024 Heated Area: 6401 HX Base Yr 2024







484 SW SAN JUAN PL, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		542,307
TOTAL MARKET OB/XF VALUE		23,002
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		577,309
SOH/AGL Deduction		0
ASSESSED VALUE		577,309
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		525,898
TOTAL JUST VALUE		577,309
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		587,150

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 $
FOP=[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 $
.

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	0166	CONC,PAVMT	0	100	0	0	2,894.00	UT	2.25	2.25	50	2001	2001	3	50	3,256	
2	0280	POOL R/CON	0	100	39	13	507.00	UT	70.00	70.00	30	2006	2006	3	30	10,647	
3	0282	POOL ENCL	0	100	53	24	1,272.00	UT	15.00	15.00	30	2006	2006	3	30	5,724	
4	0166	CONC,PAVMT	0	100	30	100	3,000.00	UT	2.25	2.25	50	2006	2006	3	50	3,375	

LAND DESCRIPTION

TOTAL OB/XF 23,002

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	1.60	AC		1.00	1.00	0.50	15,000.00	7,500.00	12,000							

REVIEW DATE 10/18/2024 BY JS Total Acres: 1.60 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/16/2026 BY SYS