

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

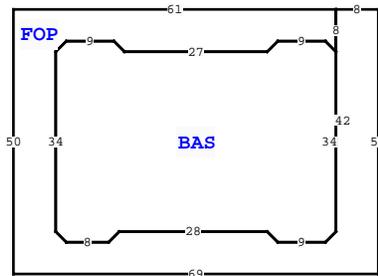
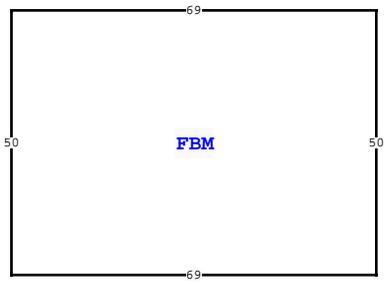
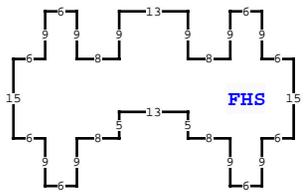
RODER KENNETH RAYMOND
484 SW SAN JUAN PL
LAKE CITY, FL 32025

2026

05-4S-17-07659-002

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 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,888	100		1,888	184,382
FBM	3,450	80		2,760	269,542
FHS	1,063	60		638	62,307
FOP	1,562	30		469	45,803
TOTALS	7,963			5,755	562,034

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%	- 2024								
Heated Area: 6401						HX Base Yr 2024					



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			562,034
TOTAL MARKET OB/XF VALUE			23,002
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			597,036
SOH/AGL Deduction			0
ASSESSED VALUE			597,036
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			545,625
TOTAL JUST VALUE			597,036
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						

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

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 \$	

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							