

N1/2 OF SE1/4 AS LIES E OF
I-75 & BEG NE COR OF SE1/4 OF
SE1/4, RUN W 148.60 FT TO POB,

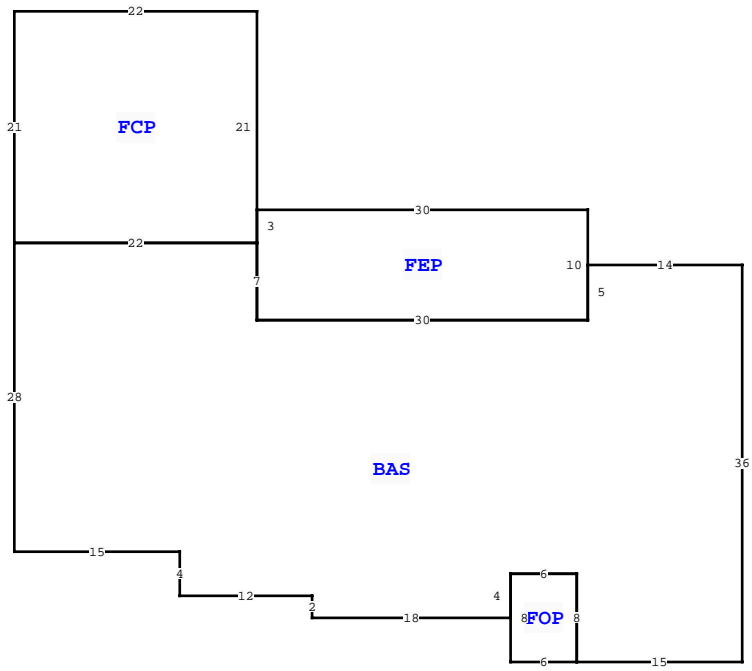
RODRIGUEZ-TORRES CARLOS I
P O BOX 908
LAKE CITY, FL 32056-0908

2026

06-3S-16-02021-000

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	90		
Interior Floo	12	HARDWOOD	10		
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	05	05			
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	6316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100		1,928	155,748
FCP	462	25		116	9,370
FEP	300	80		240	19,388
FOP	48	30		14	1,131
TOTALS	2,738			2,298	185,637

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%	2006		285,595	1974	1974	0	0	35.00	65.00
Heated Area: 1928 HX Base Yr 2006											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			185,637
TOTAL MARKET OB/XF VALUE			15,720
TOTAL LAND VALUE - MARKET			326,150
TOTAL MARKET VALUE			238,518
SOH/AGL Deduction			92,252
ASSESSED VALUE			146,266
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			94,855
TOTAL JUST VALUE			527,507
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			527,507
SALE:1:1: INCLUDED 02002-000 & 02025-000			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046270	Electrical Servic	0	01/13/2023
39948	ELECTRICAL	0	06/16/2020
12423	POOL	50	04/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1050/2380	6/30/2005	WD	Q	I		385,000
GRANTOR: STUTZ						
GRANTEE: RODRIGUEZ-TORRES						
0794/2240	8/26/1994	WD	U	I	35	163,000
GRANTOR: GEORGE H MCCOLSKEY						
GRANTEE: FERNANDO & ELAINE S						

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	0180	FPLC 1STRY	0	100	0	0		1.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0		1.00	0.00	100	0	0	3	100	1,000	
3	0040	BARN, POLE	0	100	0	0		1.00	0.00	100	0	0	3	100	480	
4	0080	DECKING	0	100	0	0		1.00	0.00	100	2013	2013	3	100	400	
5	0210	GARAGE U	0	100	18	30		540.00	16.00	100	2013	2013	3	100	8,640	
6	0327	STABLES-SM	0	100	10	40		400.00	8.00	100	2013	2013	3	100	3,200	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	22,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.36	AC		1.00	1.00	1.00	280.00	280.00	8,501							
3	5600	A	TIMBER 3	0			0.00	0.00	18.50	AC		1.00	1.00	1.00	281.00	281.00	5,198							
4	5700	A	TIMBER 4	0			0.00	0.00	6.44	AC		1.00	1.00	1.00	227.00	227.00	1,462							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	55.30	AC		1.00	1.00	1.00	5,500.00	5,500.00	304,150							

BUILDING NOTES											
BAS= W14 S5 W30 N7 FEP= N3E30 S10 W30 N7\$ FCP= N21 W22S21 E22\$ W22 S28 E15 S4 E12 S2E18N4 E6 S8 FOP= N8 W6 S8 E6\$ E15 N36\$.											

TOTAL OB/XF												15,720											
REVIEW DATE 12/02/2024 BY SYS Total Acres: 59.30 Total Land Value: 37,161 Market: 304,150 Agricultural: 15,161 Common: 22,000 PRINTED 06/22/2026 BY SYS																							