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

**2027**

**06-3S-16-02021-000**

## BUILDING CHARACTERISTICS

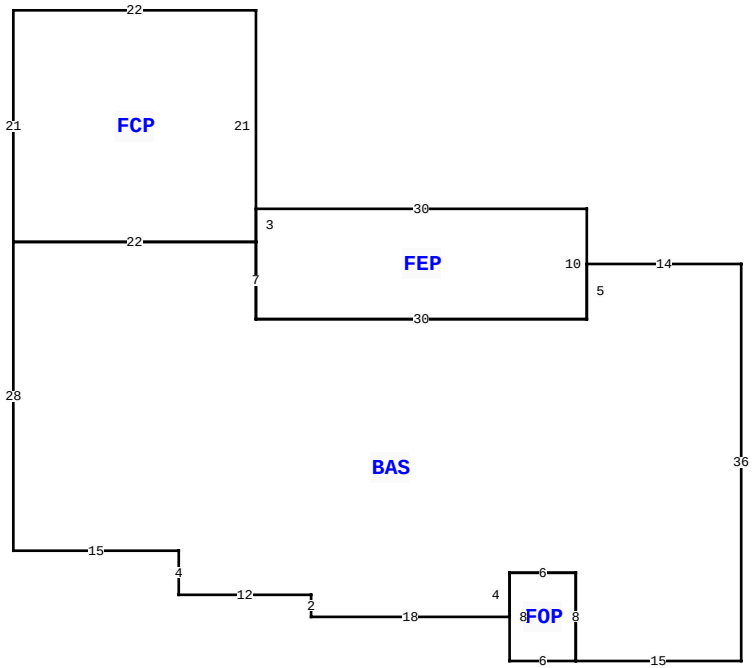
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 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 | 152,966 |
| FCP | 462 | 25 | | 116 | 9,203 |
| FEP | 300 | 80 | | 240 | 19,041 |
| FOP | 48 | 30 | | 14 | 1,111 |
| TOTALS | 2,738 | | | 2,298 | 182,321 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,298 | 110.9680 | 122.06 | 280,494 | 1974 | 1974 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2006 Heated Area: 1928 HX Base Yr 2006




1391 NW HUNTSVILLE CHURCH DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/16/2023 MLU |
| INC DATE | | AG DATE | 07/13/2022 SPF |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 182,321 |
| TOTAL MARKET OB/XF VALUE | 15,720 |
| TOTAL LAND VALUE - MARKET | 326,150 |
| TOTAL MARKET VALUE | 235,202 |
| SOH/AGL Deduction | 85,003 |
| ASSESSED VALUE | 150,199 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 98,788 |
| TOTAL JUST VALUE | 524,191 |
| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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$.

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

## LAND DESCRIPTION

TOTAL OB/XF 15,720

| 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 | | 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 | | | | | | | |

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 11/16/2026 BY SYS