

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,

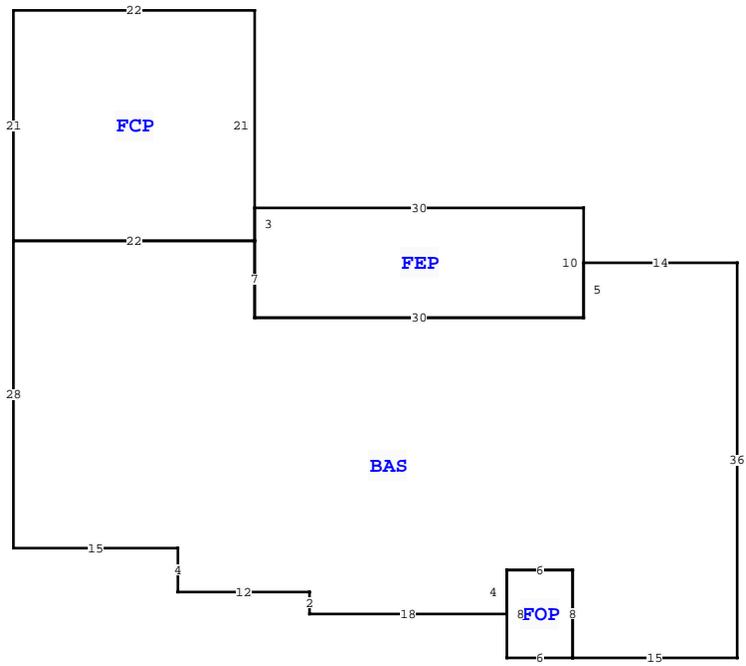
RODRIGUEZ-TORRES CARLOS I  
P O BOX 908  
LAKE CITY, FL 32056-0908

**2026**

06-3S-16-02021-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,928	100	
FCP	462	25	
FEP	300	80	
FOP	48	30	
TOTALS	2,738		

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		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			188,953
TOTAL MARKET OB/XF VALUE			15,720
TOTAL LAND VALUE - MARKET			326,150
TOTAL MARKET VALUE			241,834
SOH/AGL Deduction			95,568
ASSESSED VALUE			146,266
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			94,855
TOTAL JUST VALUE			530,823
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	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
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	0
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	2013
5	0210	GARAGE U	0	100	18	30	540.00	UT	16.00	100	2013
6	0327	STABLES-SM	0	100	10	40	400.00	UT	8.00	100	2013

TOTAL OB/XF											
15,720											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.36	AC	1.00
3	5600	A	TIMBER 3	0			0.00	0.00	18.50	AC	1.00
4	5700	A	TIMBER 4	0			0.00	0.00	6.44	AC	1.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	55.30	AC	1.00

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\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	4.00	AC	1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.36	AC	1.00
3	5600	A	TIMBER 3	0			0.00	0.00	18.50	AC	1.00
4	5700	A	TIMBER 4	0			0.00	0.00	6.44	AC	1.00
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	55.30	AC	1.00