

LOTS 16 & 17 BLOCK 5 LAKESIDE HE
ALSO THAT PART OF A CLOSED ALLEY
THE ABOVE DESC'D LOTS. RESOL# 93

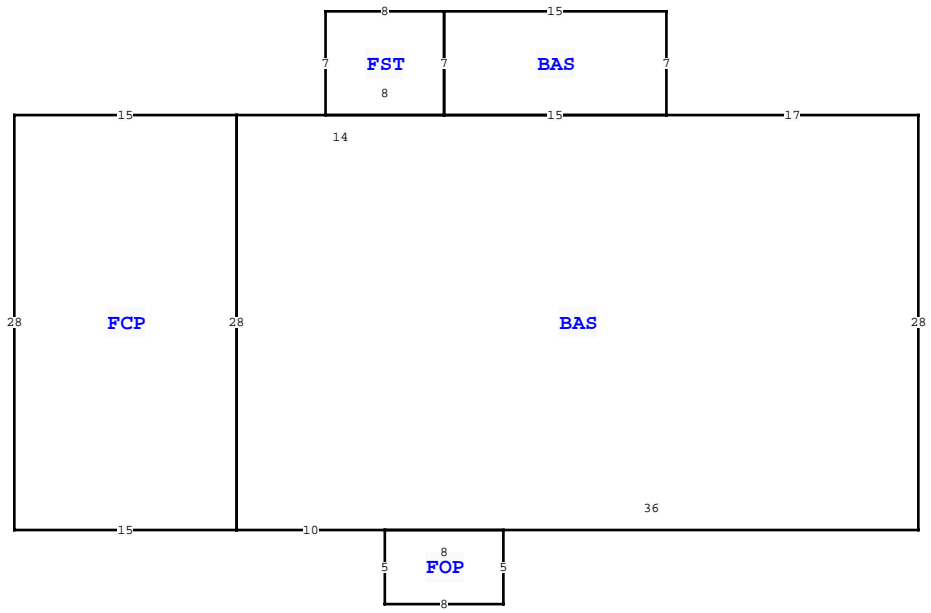
ROGERS JONATHAN
3137 172ND ST
LAKE CITY, FL 32024

2026

08-4S-17-08238-000

BUILDING CHARACTERISTICS					
ELEMENT	CD CONSTRUCTION				
Exterior Wall	19 COMMON BRK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 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	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	8417.0300 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100		105	9,195
BAS	1,288	100		1,288	112,787
FCP	420	25		105	9,195
FOP	40	30		12	1,051
FST	56	55		31	2,714
TOTALS	1,909			1,541	134,943

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,541	120.2850	134.72	207,604	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2024 Heated Area: 1393 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	134,943			
TOTAL MARKET OB/XF VALUE	1,500			
TOTAL LAND VALUE - MARKET	37,000			
TOTAL MARKET VALUE	173,443			
SOH/AGL Deduction	0			
ASSESSED VALUE	173,443			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	173,443			
TOTAL JUST VALUE	173,443			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	168,995			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054558	Remodel	9,990	11/24/2025
000053806	Roof Replacement	10,900	08/11/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2442	5/05/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (LARSO)						
GRANTEE: LARSON MYRTLE D (ES						
1368/1222	9/11/2018	QC	U	I	11	100
GRANTOR: MYRTLE ROGERS LARSON						
GRANTEE: JONATHAN ROGERS						

EXTRA FEATURES		171 SW BALBOA PL, LAKE CITY															
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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	200.00	200.00	50	0	0	3	50	100	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF 1,500																						
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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W17 BAS= N7 W15 S7 E15\$W15FST= N7 W8 S7 E8\$ W14 FCP= W15 S28 E15 N28\$ S28 E10FOP= S5 E8 N5 W8\$ E36 N28\$.