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

2027

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 Floo	14	CARPET 90
Interior Floo	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

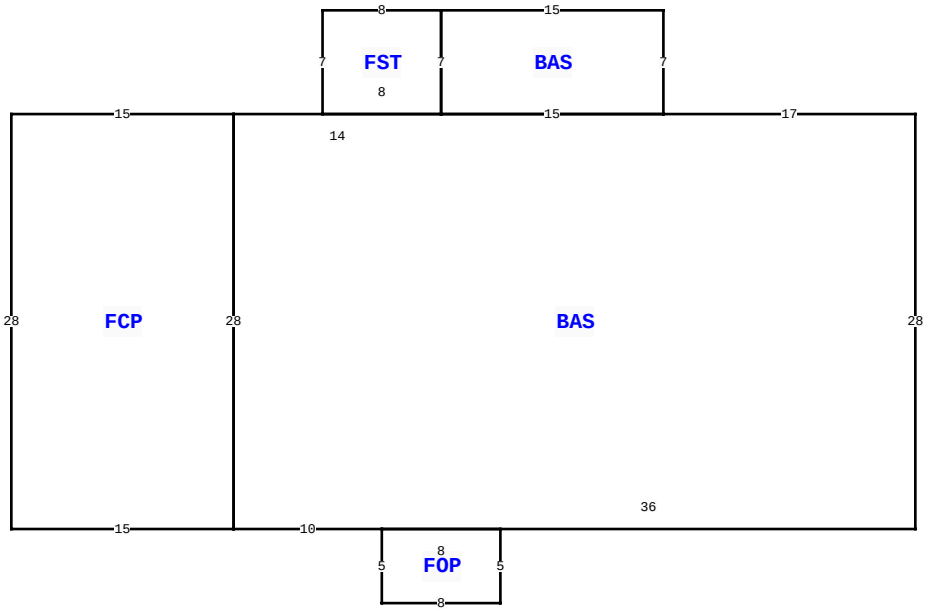
NEIGHBORHOOD/LOC 8417.0300 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	105	100		105	9,030
BAS	1,288	100		1,288	110,770
FCP	420	25		105	9,030
FOP	40	30		12	1,032
FST	56	55		31	2,666
TOTALS	1,909			1,541	132,528

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	132.31	203,890	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1393 HX Base Yr



171 SW BALBOA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	132,528
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	171,028
SOH/AGL Deduction	0
ASSESSED VALUE	171,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	171,028
TOTAL JUST VALUE	171,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,443

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						

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$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 09/10/2025 BY chuck Total Acres: 0.41 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 11/17/2026 BY SYS