LOT 25 ROLLING OAKS S/D.
678-71, 846-1560,

LEE RYAN K/LEE TRACY A
737 NW ARMADILLO LN
LAKE CITY, FL 32055

**2027**

**09-3S-16-02049-125**

## BUILDING CHARACTERISTICS

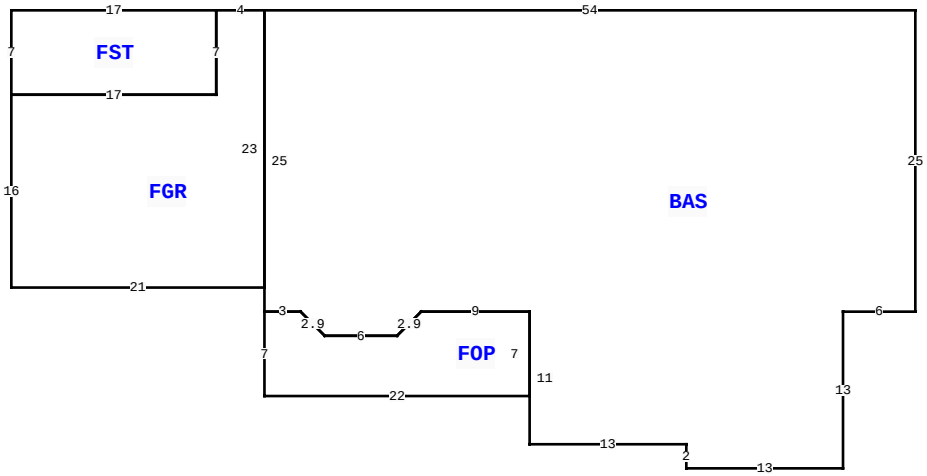
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 01 |
| NEIGHBORHOOD/LOC | 9316.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,678 | 100 | | 1,678 | 155,690 |
| FGR | 364 | 55 | | 200 | 18,557 |
| FOP | 138 | 30 | | 41 | 3,804 |
| FST | 119 | 55 | | 65 | 6,031 |
| TOTALS | 2,299 | | | 1,984 | 184,081 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,984 | 115.5420 | 127.10 | 252,166 | 1998 | 1998 | 0 | 0 | 0 | 27.00 | 73.00 |

1 SINGLE FAM 100% - 1999 Heated Area: 1678 HX Base Yr 1999




737 NW ARMADILLO LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 184,081 |
| TOTAL MARKET OB/XF VALUE | 3,920 |
| TOTAL LAND VALUE - MARKET | 55,000 |
| TOTAL MARKET VALUE | 243,001 |
| SOH/AGL Deduction | 87,363 |
| ASSESSED VALUE | 155,638 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 104,227 |
| TOTAL JUST VALUE | 243,001 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 246,347 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045478 | Roof Replacement | 13,600 | 09/16/2022 |
| 18763 | PUMP/UTPOL | 30 | 09/25/2001 |
| 13279 | SFR | 270 | 11/07/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0846/1560 | 9/30/1997 | WD | Q | V | | 17,000 |
| GRANTOR: RESNICK | | | | | | |
| GRANTEE: LEE | | | | | | |
| 0678/0719 | 4/03/1989 | WD | Q | V | | 23,500 |
| GRANTOR: PATTEN CORP | | | | | | |
| GRANTEE: RESNICK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W54 FGR= W4 FST= W17 S7 E17 N7$ S7 W17 S16 E21 N23$S25
FOP= S7 E22 N7 W9 D2 L2 W6 L2 U2 W3$ E3 D2 R2 E6 R2 U2
E9 S11 E13 S2 E13 N13 E6 N25$.

## 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 | 0210 | GARAGE U | 0 | 100 | 16 | 24 | 384.00 | UT | 5.00 | 5.00 | 100 | 2000 | 2000 | 3 | 100 | 1,920 | |
| 2 | 0252 | LEAN-TO W/ | 0 | 100 | 10 | 24 | 240.00 | UT | 2.50 | 2.50 | 100 | 2008 | 2008 | 3 | 100 | 600 | |
| 3 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 1,400 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,920

| 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 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | |

REVIEW DATE 01/26/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/16/2026 BY SYS