LOT 47 ROLLING OAKS S/D.

678-708, 795-1290

TOWNER RALPH P/TOWNER MARIE E
503 NW ARMADILLO LN
LAKE CITY, FL 32055

2027

09-3S-16-02049-147

BUILDING CHARACTERISTICS

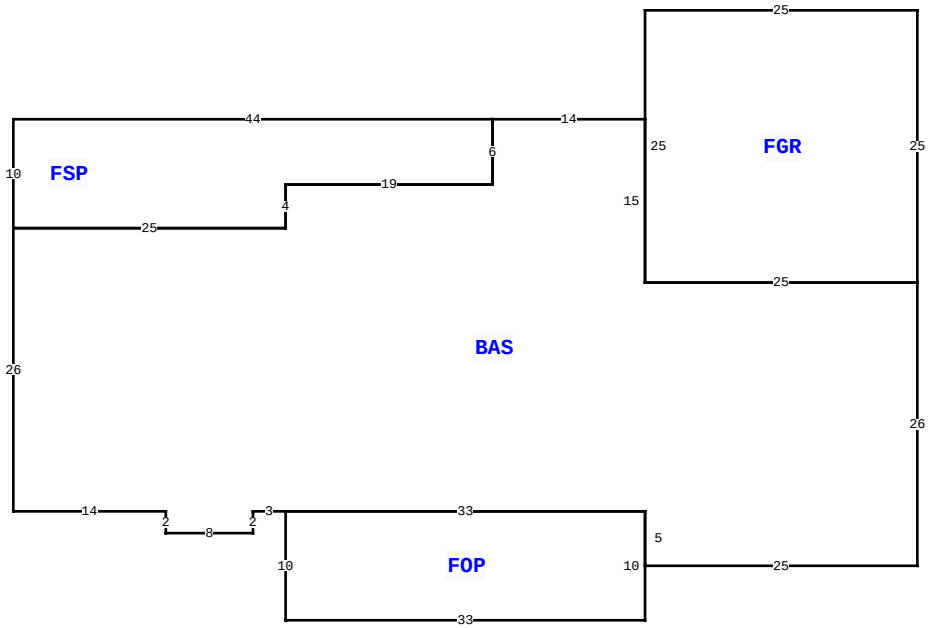
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,390	100		2,390	167,219
FGR	625	55		344	24,068
FOP	330	30		99	6,926
FSP	364	40		146	10,215
TOTALS	3,709			2,979	208,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,979	97.8500	107.64	320,660	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1995 Heated Area: 2390 HX Base Yr 1995



503 NW ARMADILLO LN, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0200	GARAGE F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	15,000	
3	0260	PAVEMENT-A	0	100	12	575	6,900.00	UT	1.50	1.50	75	2008	2008	3	75	7,763	
4	0166	CONC,PAVMT	0	100	0	0	87.00	UT	3.00	3.00	100	2008	2008	3	100	261	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	10,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,429
TOTAL MARKET OB/XF VALUE		34,524
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		297,953
SOH/AGL Deduction		82,270
ASSESSED VALUE		215,683
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,272
TOTAL JUST VALUE		297,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048069	Roof Replacement	6,000	09/11/2023
000048067	Roof Replacement	27,600	09/11/2023
000041987	Electrical Servic	0	05/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0795/1290	9/09/1994	WD	Q	I		125,000
GRANTOR: MICHAEL H & ROBIN REE						
GRANTEE: RALPH P & MARIE E T						
0678/0708	3/04/1989	WD	Q	V		17,900
GRANTOR: PATTON CORP						
GRANTEE: REEDER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FSP= W44 S10 E25 N4 E19 N6$ S6 W19 S4 W25 S26 E14 S2 E8 N2 E3 FOP= S10 E33N10 W33$ E33 S5 E25 N26 FGR= N25 W25 S25 E25$ W25 N15$.

LAND DESCRIPTION

TOTAL OB/XF 34,524

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 10/03/2023 BY jerry Total Acres: 5.12 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS