LOT 48 ROLLING OAKS S/D.

735-19, 797-958, 809-1903, 958-2

JONES BRADLEY F
447 NW ARMADILLO LN
LAKE CITY, FL 32055

**2027**

**09-3S-16-02049-148**

## BUILDING CHARACTERISTICS

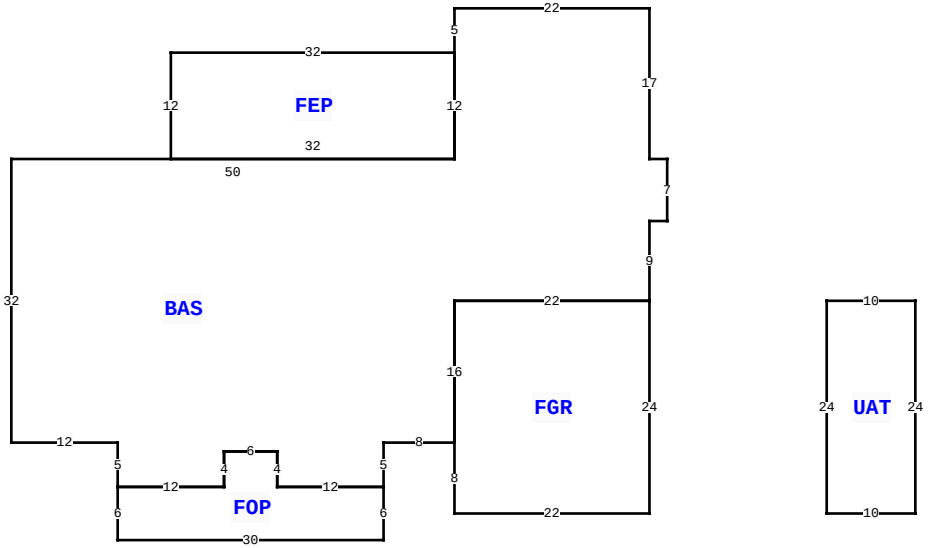
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| 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 | 2,466 | 100 | | 2,466 | 249,552 |
| FEP | 384 | 80 | | 307 | 31,067 |
| FGR | 528 | 55 | | 290 | 29,348 |
| FOP | 204 | 30 | | 61 | 6,173 |
| UAT | 240 | 10 | | 24 | 2,429 |
| TOTALS | 3,822 | | | 3,148 | 318,569 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,148 | 117.9423 | 129.74 | 408,422 | 2003 | 2003 | 0 | 0 | 0 | 22.00 | 78.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 2466 HX Base Yr 2024




447 NW ARMADILLO LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/22/2026 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 | 100 | 0 | 0 | 1,131.00 | UT | 2.00 | 2.00 | 100 | 2003 | 2003 | 3 | 100 | 2,262 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 12 | 540 | 6,480.00 | UT | 1.50 | 1.50 | 75 | 2008 | 2008 | 3 | 75 | 7,290 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 800 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 800 | |
| 5 | 0296 | SHED METAL | 0 | 100 | 18 | 25 | 450.00 | UT | 10.00 | 10.00 | 100 | 2020 | 2020 | 3 | 100 | 4,500 | |
| 6 | 0327 | STABLES-SM | 0 | 100 | 0 | 0 | 1.00 | UT | 1,000.00 | 1,000.00 | 100 | 2023 | 2022 | | 100 | 1,000 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 318,569 |
| TOTAL MARKET OB/XF VALUE | | 16,652 |
| TOTAL LAND VALUE - MARKET | | 55,000 |
| TOTAL MARKET VALUE | | 390,221 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 390,221 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 338,810 |
| TOTAL JUST VALUE | | 390,221 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 396,016 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051532 | Roof Replacement | 23,500 | 11/15/2024 |
| 20568 | SFR | 420 | 04/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1465/2281 | 4/28/2022 | WD | Q | I | 01 | 429,000 |
| GRANTOR: WHITMAN BETTY MARION | | | | | | |
| GRANTEE: JONES BRADLEY F | | | | | | |
| 1417/1892 | 8/20/2020 | WD | Q | I | 01 | 324,900 |
| GRANTOR: JOHN & KARYN CONGRESS | | | | | | |
| GRANTEE: JAMES RICHARD & BET | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W22 S5 FEP= W32 S12 E32 N12$ S12 W50 S32 E12 S5 FOP= S6 E30 N6 W12 N4 W6 S4 W12$ E12 N4 E6 S4 E12 N5 E8 FGR= S8 E22 PTR=E20 UAT= E10 N24 W10 S24$ W20$ N24 W22 S16$ N16 E22 N9 E2 N7 W2 N17$.

## LAND DESCRIPTION

TOTAL OB/XF 16,652

| 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 12/26/2024 BY JS Total Acres: 5.04 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 11/17/2026 BY SYS