COMM NE COR OF SE1/4 OF SW1/4, R
W 417.27 FT, SW 420.81 FT, W 370
CONT W 299.76 FT, NW 120.83 FT,

RODNEY PASCAL
414 LAGUNA AVE
KEY LARGO, FL 33077

2027

11-4S-17-08320-107

BUILDING CHARACTERISTICS

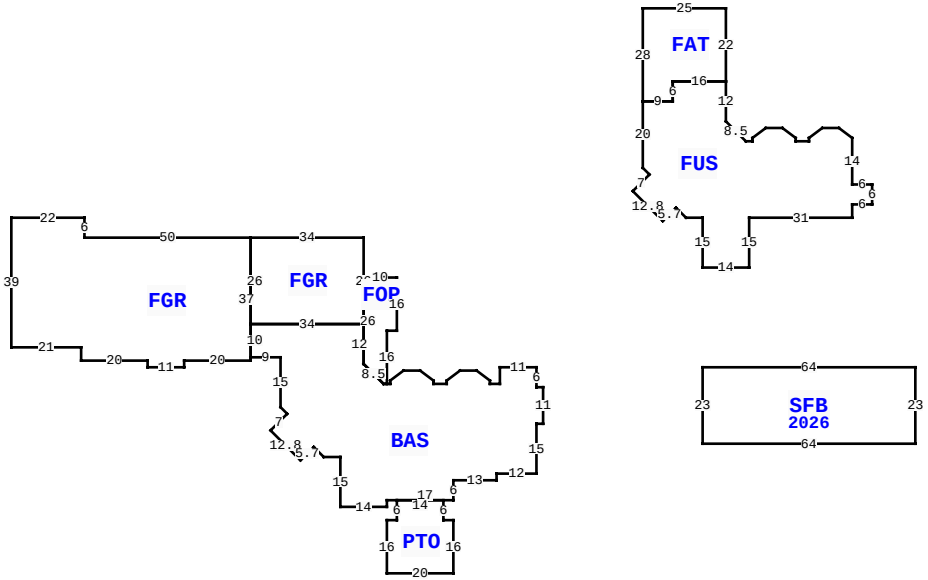
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,015	100		3,015	319,492
FAT	604	20		121	12,822
FGR	884	55		486	51,500
FGR	2,734	55		1,504	159,375
FOP	254	30		76	8,054
FUS	2,174	100		2,174	230,373
PTO	404	5		20	2,120
SFB	1,472	80	2026	1,178	124,830
TOTALS	11,541			8,574	908,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	8,574	117.7386	141.29	1,211,420	2000	2000	0	0	0	25.00	75.00

1 EXCEPT SFR 100% - 2023 Heated Area: 6661 HX Base Yr 2023



385 SE NATURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2000	2000	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	3,840.00	UT	1.50	1.50	100	2000	2000	3	100	5,760	
3	0280	POOL R/CON	0	100	40	20	800.00	UT	70.00	70.00	100	2026	2015		79	44,240	
4	0258	PATIO	0	100	0	0	1,600.00	UT	3.00	3.00	100	2026	2025		100	4,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		908,565
TOTAL MARKET OB/XF VALUE		57,550
TOTAL LAND VALUE - MARKET		90,360
TOTAL MARKET VALUE		1,056,475
SOH/AGL Deduction		156,249
ASSESSED VALUE		900,226
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		848,815
TOTAL JUST VALUE		1,056,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,056,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049640	Remodel	29,100	04/16/2024
000041487	Roof Replacement	50,000	03/09/2021
32720	POOL	300	02/20/2015
15394	SFR	695	04/15/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/1620	4/29/2026	WD	Q	I	01	1,250,000
GRANTOR: FORT BRUCE H JR						
GRANTEE: RODNEY PASCAL						
1475/2737	9/21/2022	WD	Q	I	01	950,000
GRANTOR: MCDANIEL PAUL						
GRANTEE: FORT BRUCE H JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W11 S5 W3 N1 U3L4 W5 D3L4 S1 W4 N1 U3L4 W5 D3L4 S1 W1 W1 U6L6 N12 W34 S10 E9 S15 D2R2 D5L5 D9R9 U4R4 D3R3 E5 S15 E14 N2 E3 E17 N6 E13 N2 E12 N15 E2 N11 W2 N6 $
FGR=[ORIG=-86,-39] W50 N6 W22 S39 E21 S4 E20 S2 E11 N2 E20 N37 $
FUS=[ORIG=50,-30] E14 N15 E31 N4 E6 N6 W6 N14 U3L4 W5 D3L4 S1 W4 N1 U3L4 W5 D3L4 S1 W2 U6L6 N12 W16 S6 W9 S20 D2R2 D5L5 D9R9 U4R4 D3R3 E5 S15 $
FGR=[ORIG=-52,-13] N26 W34 S26 E34 $
FAT=[ORIG=57,-86] N22 W25 S28 E9 N6 E16 $
PTO=[ORIG=-42,40] S6 W3 S16 E20 N16 W3 N6 W14 $
FOP=[ORIG=-45,5] N16 E3 N16 W10 S26 D6R6 E1 $

LAND DESCRIPTION

TOTAL OB/XF 57,550

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	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							
2	0000	C	VAC RES	100		A-1	0.00	0.00	2.52	AC		1.00	1.00	1.00	12,000.00	12,000.00	30,240							

REVIEW DATE 09/09/2026 BY TP Total Acres: 7.53 Total Land Value: 90,360 Market: 0 Agricultural: 0 Common: 90,360 PRINTED 11/17/2026 BY SYS