

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,

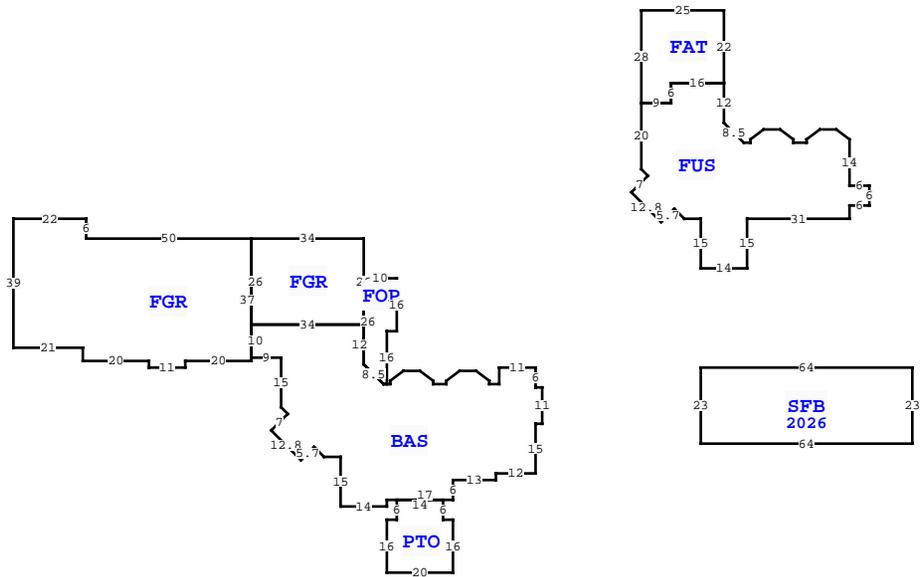
RODNEY PASCAL  
414 LAGUNA AVE  
KEY LARGO, FL 33077

**2026**

11-4S-17-08320-107

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	60
Interior Floor	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
BAS	3,015	100	
FAT	604	20	
FGR	884	55	
FGR	2,734	55	
FOP	254	30	
FUS	2,174	100	
PTO	404	5	
SFB	1,472	80	2026
TOTALS	11,541		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	EXCEPT SFR	100%	- 2023		Heated Area: 6661					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
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		182,469	
ASSESSED VALUE		874,006	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		822,595	
TOTAL JUST VALUE		1,056,475	
NCON VALUE		160,304	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		998,159	

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						

EXTRA FEATURES		385 SE NATURE DR, LAKE CITY														
L N	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	100	2000	2000	3	100	2,750	
2	0166	CONC, PAVMT	0	100	0	0		3,840.00	UT 1.50	100	2000	2000	3	100	5,760	
4	0280	POOL R/CON	0	100	40	20		800.00	UT 70.00	100	2026	2015		79	44,240	
5	0258	PATIO	0	100	0	0		1,600.00	UT 3.00	100	2026	2025		100	4,800	

LAND DESCRIPTION		TOTAL OB/XF												57,550										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							