PART OF LOT 39 ROLLING HILLS UNR
RUN S 665.54 FT FOR POB, CONT S
612.26 FT, N 1378.08 FT, E 376.7

CABRAL ROBERTO/CABRAL BRENDA GAYLE
264 SE SEARS CT
LAKE CITY, FL 32025

2027

11-6S-17-09643-003

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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 02

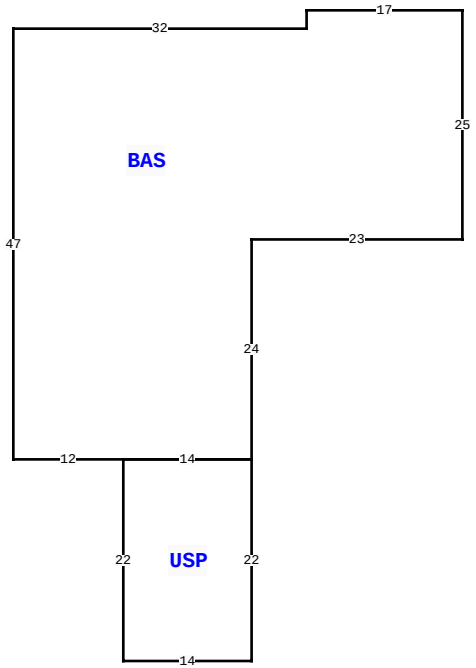
NEIGHBORHOOD/LOC 11617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100		1,785	140,715
USP	308	35		108	8,514
TOTALS	2,093			1,893	149,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,893	110.2500	121.28	229,583	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1785 HX Base Yr



264 SE SEARS CT, LAKE CITY

BLD DATE	05/14/1998 MO	LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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		149,229
TOTAL MARKET OB/XF VALUE		17,400
TOTAL LAND VALUE - MARKET		141,570
TOTAL MARKET VALUE		308,199
SOH/AGL Deduction		154,401
ASSESSED VALUE		153,798
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,387
TOTAL JUST VALUE		308,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054421	Remodel	7,300	11/07/2025
32346	M H	375	09/30/2014
19414	M H	125	04/11/2002
13961	M H	125	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S2 W32 S47 E12 USP= S22 E14 N22 W14$ E14 N24 E23 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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	2005	2005	3	100	1,800	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 17,400

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	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	13.73	AC		1.00	1.00	1.00	9,000.00	9,000.00	123,570							

REVIEW DATE 05/01/2026 BY robin Total Acres: 15.73 Total Land Value: 141,570 Market: 0 Agricultural: 0 Common: 141,570 PRINTED 11/16/2026 BY SYS