

COMM SW COR OF NW1/4 OF NW1/4, R
E 2449.44 FT, S 3 DG E 369.43 FT
1312.52 FT TO PT ON W R/W LINE S

RODRIGUEZ SARAH/RODRIGUEZ RICHARD
354 SW MARY TERR
LAKE CITY, FL 32024-2086

2026

14-5S-15-00459-214

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,052	100	
TOTALS	2,052		2,052

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	2,052	113.9000	109.34	224,366	2002	2002	0	0	45.00	55.00														
1 MANUF 1 100% - 2014 Heated Area: 2052 HX Base Yr 2014																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				123,401		
TOTAL MARKET OB/XF VALUE				11,250		
TOTAL LAND VALUE - MARKET				108,090		
TOTAL MARKET VALUE				242,741		
SOH/AGL Deduction				92,169		
ASSESSED VALUE				150,572		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				99,161		
TOTAL JUST VALUE				242,741		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				240,179		
SALE:1:1: INCLUDED 00459-001						
PERMIT NUM DESCRIPTION AMT ISSUED						
14523	M H	125	09/16/1998			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1255/0149	5/15/2013	WD	U	V	11	100
GRANTOR: THOMAS N & NANCY L VI						
GRANTEE: SARAH & RICHARD ROD						
0800/0867	12/30/1994	WD	U	V	35	92,500
GRANTOR: VAN & LUCILLE GIEBEIG						
GRANTEE: THOMAS N & NANCY L						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W76 S27 E76 N27S.						

EXTRA FEATURES																
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	0010	BARN, BLK	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
6	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	
7	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
8	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

TOTAL OB/XF														11,250	
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LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	4.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,590							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	7.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	67,500							