

COMM SE COR OF NW1/4 OF NE1/4, R
W 426.38 FT, S 40 DEG W 62.28 FT
S 40 DEG W 109.64 FT, N 49 DEG W

RHODEN KENNETH W/RHODEN SYLVIA M
3105 SW SR 247
LAKE CITY, FL 32024

2026

15-4S-16-02987-002


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
15	CONC BLOCK 90				
08	WD OR PLY 10				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
15	HARDTILE 100				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 3 100				
	Bathrooms 1.5 100				
	Frame 01 NONE 100				
	Stories 1.1 1.100				
	Architectural Units 05 CONV 100 0 100				
	Condition Adj 03 03 100				
	Kitchen Adjus 01 01 100				
	Quality 05 05				
	DOR CODE 0100 SINGLE FAMILY				
	MAP NUM MKT AREA 06				
	NEIGHBORHOOD/LOC 15416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	107,372
FCP	216	25		54	5,522
FOP	24	30		7	716
FST	84	55		46	4,704
TOTALS	1,374			1,157	118,313

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,157	132.8040	148.74	172,092	1976	2000	0	0	0	31.25	68.75
1 SINGLE FAM 100% - 2021 Heated Area: 1050 HX Base Yr 2021												

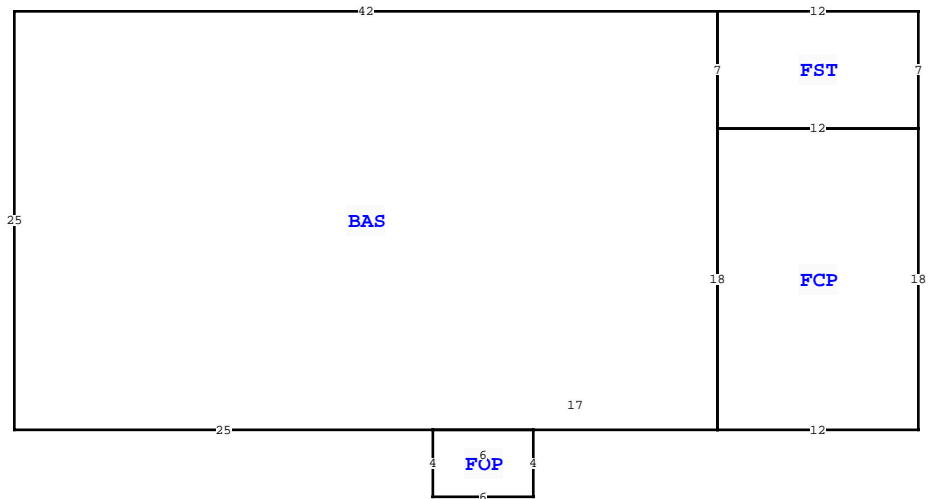


Diagram labels: BAS (42x25), FST (12x7), FCP (18x18), FOP (6x6). Dimensions: 42, 25, 12, 7, 18, 18, 6, 12, 17, 25, 12.

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION BY				STANDARD		
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE				118,313		
TOTAL MARKET OB/XF VALUE				22,650		
TOTAL LAND VALUE - MARKET				22,000		
TOTAL MARKET VALUE				162,963		
SOH/AGL Deduction				39,072		
ASSESSED VALUE				123,891		
TOTAL EXEMPTION VALUE				HX HB VX 56,411		
BASE TAXABLE VALUE				67,480		
TOTAL JUST VALUE				162,963		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				165,114		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
40314	STORAGE	0	08/07/2020			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2593	7/07/2020	WD	Q	I	01	135,000
GRANTOR: JONATHAN & AMBER BAKE						
GRANTEE: KENNETH W & SYLVIA						
1351/1233	1/12/2018	WD	Q	I	01	76,000
GRANTOR: JOHN PIERCE						
GRANTEE: JONATHAN BAKER						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W42 S25 E25 FOP= S4 E6 N4 W6\$ E17 FCP= E12 N18 W12 S18\$ N18 FST= E12 N7 W12 S7\$ N7\$.						

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000								