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

2027

15-4S-16-02987-002

BUILDING CHARACTERISTICS

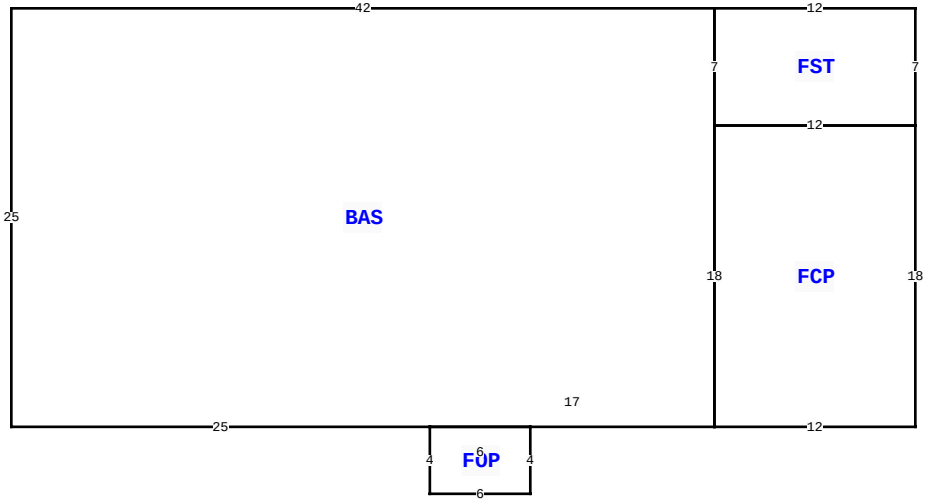
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 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	105,452
FCP	216	25		54	5,423
FOP	24	30		7	703
FST	84	55		46	4,620
TOTALS	1,374			1,157	116,198

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	146.08	169,015	1976	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2021 Heated Area: 1050 HX Base Yr 2021



3105 SW STATE ROAD 247 , LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0210	GARAGE U	0	100	26	50	1.00	UT	20,800.00	20,800.00	100	2021	2020		100	20,800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,198
TOTAL MARKET OB/XF VALUE		22,650
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		160,848
SOH/AGL Deduction		33,240
ASSESSED VALUE		127,608
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		71,197
TOTAL JUST VALUE		160,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,963

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 22,650

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		RSF-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 08/02/2024 BY KS Total Acres: 1.00 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS