LOT 119 HI-DRI ACRES UNIT 2.
707-215, 776-1626, 970-2757, 971

HOPKINS ANN-MARIE JULIET-MAY/HOPKINS JOSHUA TRENT
347 SW BEDROCK ST
LAKE CITY, FL 32024

2027

15-5S-16-03626-119

BUILDING CHARACTERISTICS

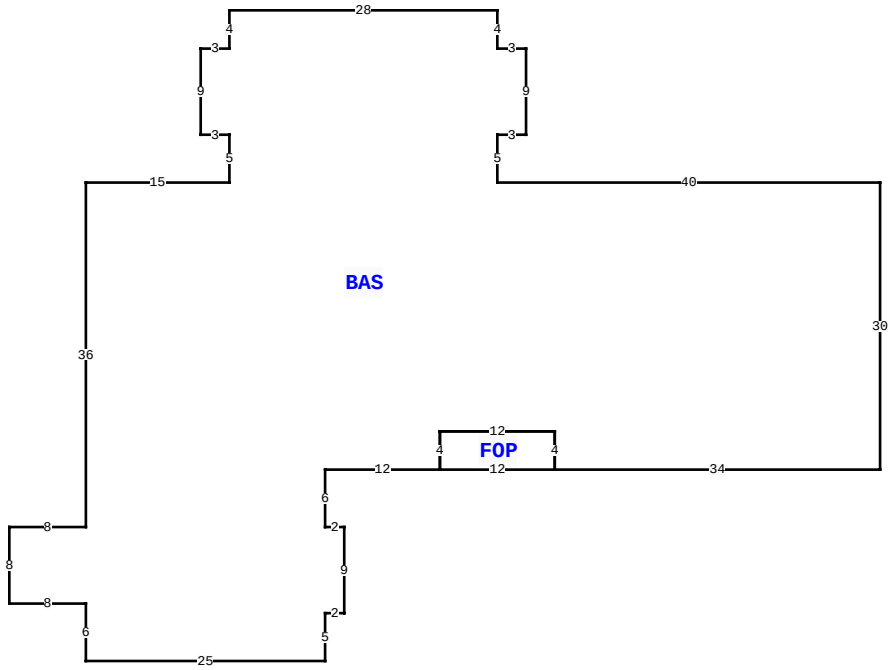
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,582	100		3,582	159,272
FOP	48	30		14	622
TOTALS	3,630			3,596	159,894

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,596	89.8317	98.81	355,321	1995	1995	0	25	0	30.00	45.00

1 SINGLE FAM 100% - 2023 Heated Area: 3582 HX Base Yr 2023



347 SW BEDROCK ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
2	0258	PATIO	0	100	42	22	924.00	UT	2.50	2.50	75	1995	1995	3	75	1,733	
3	0166	CONC,PAVMT	0	100	0	0	1,480.00	UT	2.00	2.00	75	1995	1995	3	75	2,220	
4	0280	POOL R/CON	0	100	0	0	682.00	UT	70.00	70.00	100	2005	2005	3	47	22,438	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	450.00	450.00	100	2026	2025		100	450	
7	0296	SHED METAL	0	100	0	0	1.00	UT	450.00	450.00	100	2026	2025		100	450	
8	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,894
TOTAL MARKET OB/XF VALUE		31,991
TOTAL LAND VALUE - MARKET		20,340
TOTAL MARKET VALUE		212,225
SOH/AGL Deduction		33,404
ASSESSED VALUE		178,821
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,410
TOTAL JUST VALUE		212,225
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046187	Solar Power Syste	61,194	12/30/2022
000043532	Roof Replacement	15,500	01/13/2022
23266	POOL	150	06/13/2005
7850	M H	90,000	12/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1466/2141	5/12/2022	WD	Q	I	01	220,000
GRANTOR: FULLER ANDREW S						
GRANTEE: HOPKINS ANN-MARIE J						
1435/2608	4/23/2021	WD	Q	I	01	160,000
GRANTOR: PEDERSEN BRUCE						
GRANTEE: FULLER ANDREW S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 N5 E3 N9 W3 N4 W28 S4 W3 S9 E3 S5 W15 S36 W8 S8 E8 S6 E25 N5 E2 N9 W2 N6 E12 FOP= E12 N4 W12 S4$ N4 E12 S4 E34 N30$.

LAND DESCRIPTION

TOTAL OB/XF 31,991

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			0.00	0.00	1.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,340							

REVIEW DATE 02/10/2026 BY KS Total Acres: 1.13 Total Land Value: 20,340 Market: 0 Agricultural: 0 Common: 20,340 PRINTED 11/17/2026 BY SYS