LOT 1 BLOCK A FOREST COUNTRY 4TH
894-1204, WD 1036-1993, WD 1080-

HODGES RONALD L/HODGES CATHERINE E
349 SW LONG LEAF DR
LAKE CITY, FL 32024

2027

16-4S-16-03000-201

BUILDING CHARACTERISTICS

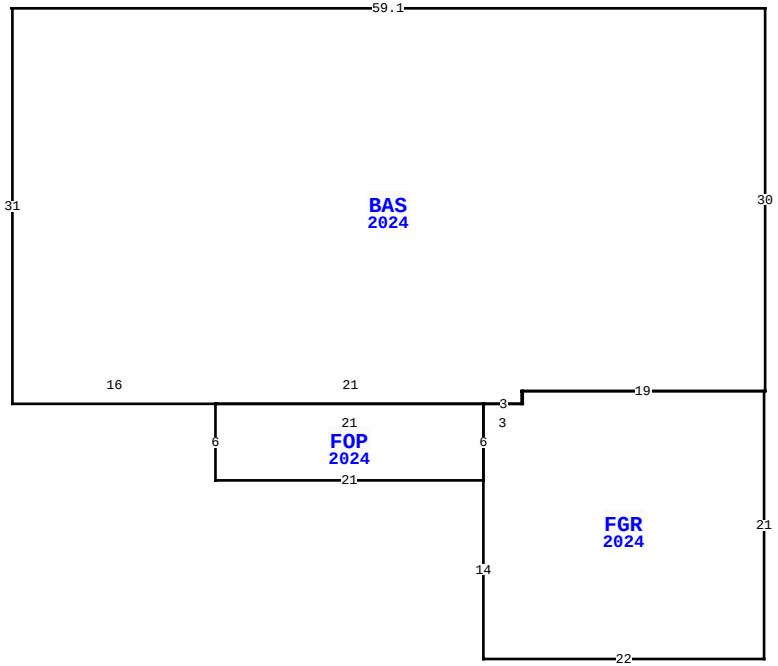
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	2024	1,810	237,652
FGR	459	55	2024	252	33,088
FOP	126	30	2024	38	4,990
TOTALS	2,395			2,100	275,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,100	123.0570	135.36	284,256	2023	2023	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 1810 HX Base Yr 2025



349 SW LONG LEAF DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	820.00	UT	3.00	3.00	100	2024	2023		100	2,460	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,728
TOTAL MARKET OB/XF VALUE		2,460
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		313,188
SOH/AGL Deduction		0
ASSESSED VALUE		313,188
TOTAL EXEMPTION VALUE	HX HB VX VP	82,089
BASE TAXABLE VALUE		231,099
TOTAL JUST VALUE		313,188
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044314	New Residential C	220,000	04/28/2022
13071	SFR	305	09/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/1604	4/30/2024	WD	Q	I	01	400,000
GRANTOR: PEURRUNG JOSEPH C						
GRANTEE: HODGES RONALD L						
1430/2588	2/18/2021	WD	Q	V	01	19,000
GRANTOR: SPRENGER JEFFREY L						
GRANTEE: PEURRUNG JOSEPH C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=49.1,10] S31 E16 E21 E3 N1 E19 N30 W59.1 $
FGR=[YR=2024;ORIG=86,41] S6 S14 E22 N21 W19 S1 W3 $
FOP=[YR=2024;ORIG=65,41] S6 E21 N6 W21 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,460

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	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/16/2024 BY KS Total Acres: 0.73 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS