

COMM NW COR OF NE1/4, RUN E 399.  
 FT, S 933.45 FT FOR POB, CONT S  
 991.04 FT, N 451.76 FT, E 999.79

ROLFE BRANDON/ROLFE CASSANDRA  
 738 NW WOODLANDS TERR  
 LAKE CITY, FL 320500

2026

18-3S-16-02177-107

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	04	ROOF TOP	100
Heating Type	03	FORCED AIR	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	18316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	2024
TOTALS	2,280		2,280

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	3	100%	-	2024																			
Heated Area: 2280						HX Base Yr 2024																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS 2024</span> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <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></td> <td>05/04/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/04/2026	MLU
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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			252,122
TOTAL MARKET OB/XF VALUE			11,300
TOTAL LAND VALUE - MARKET			95,095
TOTAL MARKET VALUE			284,465
SOH/AGL Deduction			58,776
ASSESSED VALUE			225,689
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			174,278
TOTAL JUST VALUE			358,517
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046837	Mobile Home		03/28/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/1494	10/28/2022	WD	Q	V	01	98,500
GRANTOR: REGISTER SHELLEY						
GRANTEE: ROLFE BRANDON						
1471/1757	7/18/2022	WD	Q	V	01	85,000
GRANTOR: THE RICHARDSON JR LIV						
GRANTEE: REGISTER SHELLEY						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2024	2023		100	7,000	
2	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,500.00	100	2024	2023		100	2,500	
3	0252	LEAN-TO W/	0	100	0	0		1.00	UT 1,800.00	100	2024	2023		100	1,800	

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	DPHT 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	2.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	19,095							
2	5700	A	TIMBER 4	100					5.50	AC		1.00	1.00	1.00	227.00	227.00	1,248							
3	6200	A	PASTURE 3	100					2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
4	9910	M	MKT.VAL.AG	100					8.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	76,000							

BUILDING NOTES												
BAS=[YR=2024;ORIG=21,12] E76 S30 W76 N30 \$												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=21,12] E76 S30 W76 N30 \$												