BEG INTERS E R/W SR-47 & S LINE
OF SE1/4, RUN N 9 DEG E ALONG E
E 419.76 FT, SW 213.44 FT, W 419

RBG-R LLC
1850 COLWOOD CT
JACKSONVILLE, FL 32217

2027

18-4S-17-08482-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
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

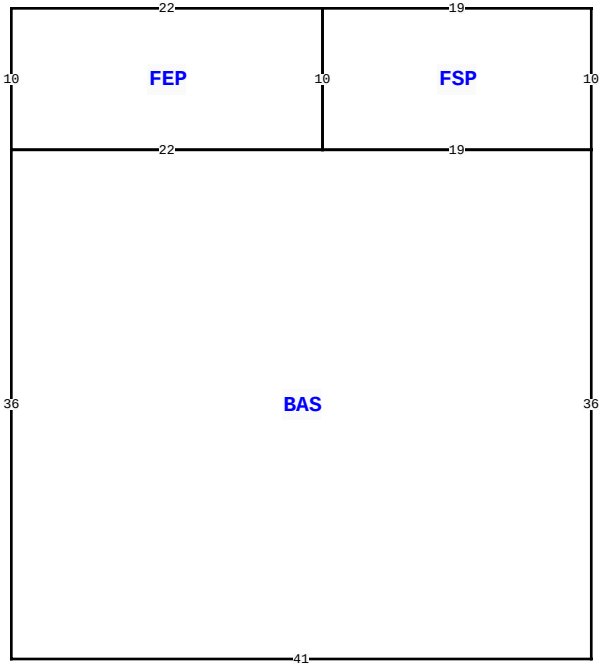
NEIGHBORHOOD/LOC 18417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,476	100		1,476	107,357
FEP	220	80		176	12,801
FSP	190	40		76	5,528
TOTALS	1,886			1,728	125,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	101.7240	111.90	193,363	1949	1970	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1476 HX Base Yr



2653 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
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	0021	BARN,FR AE	0	0	30	39	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,686
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	20,000
TOTAL MARKET VALUE	146,286
SOH/AGL Deduction	0
ASSESSED VALUE	146,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,286
TOTAL JUST VALUE	146,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,566

SALE:2:1: FOR 2 AC & A HOUSE (INCORR ON THIS

SALE:1:1: CORRECTIVE DEED FOR ORB 840-2192

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045187	Roof Replacement	10,800	08/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1104/0204	11/28/2006	WD	Q	I	01	100
GRANTOR: BEDOYA						
GRANTEE: RBG-R LLC						
0856/1366	6/14/1997	WD	Q	I	01	100
GRANTOR: MARION B COLE						
GRANTEE: RICARDO & M PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

FSP= N10 W19 S10 E19$ BAS= W19 FEP= N10 W22 S10 E22$ W22 S36 E41 N36$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		RSF-1	0.00	0.00	2.00	AC		1.00	1.00	0.50	20,000.00	10,000.00	20,000							

REVIEW DATE 11/21/2022 BY JS Total Acres: 2.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/17/2026 BY SYS