

LOT 12 UNIT 1 CEDAR SPRING SHORE  
584-468, PB 1280-1078, DC 1434-2

SHERROD RHONDA KAY/SHERROD WALTER LEROY  
13172 S US HIGHWAY 441  
LAKE CITY, FL 32025

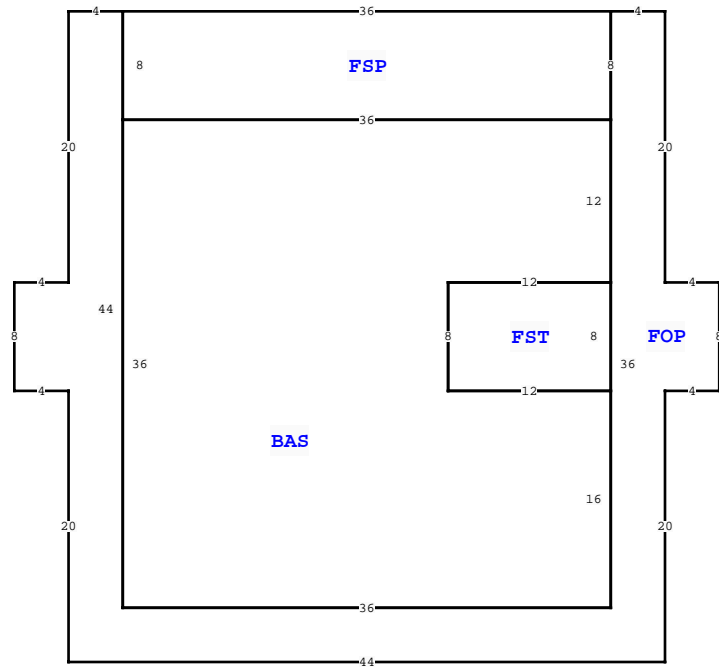
2026

18-7S-16-04236-003



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
1	SFR	PILING	0%	-	2022	Heated Area: 1200								HX	Base Yr



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	18716.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	102,096
FOP	592	30		178	15,144
FSP	288	40		115	9,784
FST	96	55		53	4,509
TOTALS	2,176			1,546	131,534

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			131,534	
TOTAL MARKET OB/XF VALUE			5,622	
TOTAL LAND VALUE - MARKET			75,000	
TOTAL MARKET VALUE			212,156	
SOH/AGL Deduction			0	
ASSESSED VALUE			212,156	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			212,156	
TOTAL JUST VALUE			212,156	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			212,156	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052526	Remodel	24,000	03/07/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1616	10/19/2021	QC	U	I	11	100
GRANTOR: BROOKS RODNEY NELSON						
GRANTEE: SHERROD RHONDA KAY						
1451/1619	10/14/2021	WD	U	I	11	100
GRANTOR: SHERROD RHONDA KAY						
GRANTEE: SHERROD RHONDA KAY						

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	0084	DOCK-RIVER	0	0	0	0	628.00	UT	14.50	14.50	100	1990	1990	3	40	3,642	
2	0070	CARPORT UF	0	0	12	20	240.00	UT	2.00	2.00	100	2008	2008	3	100	480	
3	0070	CARPORT UF	0	0	18	25	450.00	UT	2.00	2.00	100	2008	2008	3	100	900	
4	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	

490 SW BLUFF DR, FORT WHITE														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	
														INC DATE		AG DATE	

BUILDING NOTES													

BUILDING DIMENSIONS													
FOP= S20 E4 S8 W4 S20 W44 N20W4 N8 E4 N20 E4 FSP= E36 S8 W36N8\$ S44 E36 N36 BAS= W36 S36 E36 N16 W12 N8 E12 FST= W12 S8 E12 N8\$ N12\$ N8 E4\$.													

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	DPH 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		A-1	100.00	485.00	100.00	FF		1.00	1.00	1.00	750.00	750.00	75,000							