COMM INTERS N R/W CR-18 & W LINE
ALONG R/W 770.28 FT FOR POB, RUN
262.5 FT, S 228.2 FT, SW 233.38

THE LAND TRUST COMPANY DATED JUNE 26, 2026
3035 SE COUNTY ROAD 18
LAKE CITY, FL 32025

2027

19-6S-18-10629-000

BUILDING CHARACTERISTICS

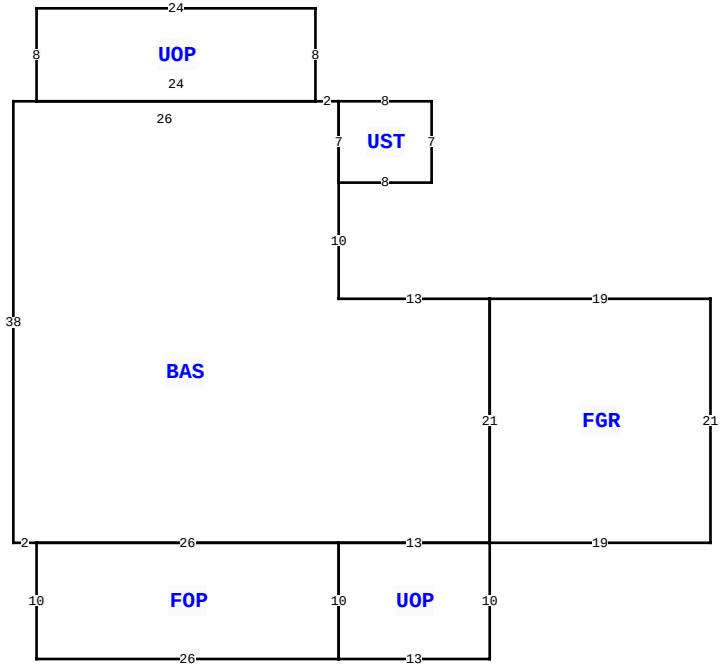
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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 02
NEIGHBORHOOD/LOC	19618.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,337	100		1,337	103,740
FGR	399	55		219	16,992
FOP	260	30		78	6,052
UOP	130	20		26	2,017
UOP	192	20		38	2,949
UST	56	45		25	1,940
TOTALS	2,374			1,723	133,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,723	102.6000	112.86	194,458	1945	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2022 Heated Area: 1337 HX Base Yr 2022



3035 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	133,690
TOTAL MARKET OB/XF VALUE	1,300
TOTAL LAND VALUE - MARKET	36,400
TOTAL MARKET VALUE	171,390
SOH/AGL Deduction	14,903
ASSESSED VALUE	156,487
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	105,076
TOTAL JUST VALUE	171,390
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043361	Solar Power Syste	40,000	12/10/2021
000042904	Remodel	12,578	10/06/2021
10734	M H	125	02/09/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1571/2546	6/29/2026	WD	U	I	11	0
GRANTOR: DODSWORTH JANET LEE						
GRANTEE: THE LAND TRUST COMP						
1432/1727	3/15/2021	WD	Q	I	01	165,000
GRANTOR: KAISER PHILLIP DALE						
GRANTEE: DODSWORTH JANET LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 UOP= N8 W24 S8 E24$W26 S38 E2 FOP= S10 E26 N10 W26$ E26 UOP= S10 E13 N10 W13$ E13 FGR= E19 N21 W19 S21$ N21 W13 N10 UST= E8 N7 W8 S7$ N7$.

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	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,000							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.60	AC		1.00	1.00	1.00	14,000.00	14,000.00	22,400							

REVIEW DATE 10/06/2015 BY DF Total Acres: 2.60 Total Land Value: 36,400 Market: 0 Agricultural: 0 Common: 36,400 PRINTED 11/17/2026 BY SYS