

THE S 624.26 FT OF SE1/4 OF SE1/  
PINEVILLE RD, EX THE W 466.99 FT  
SE1/4 & EX THE S 60 FT OF SE1/4

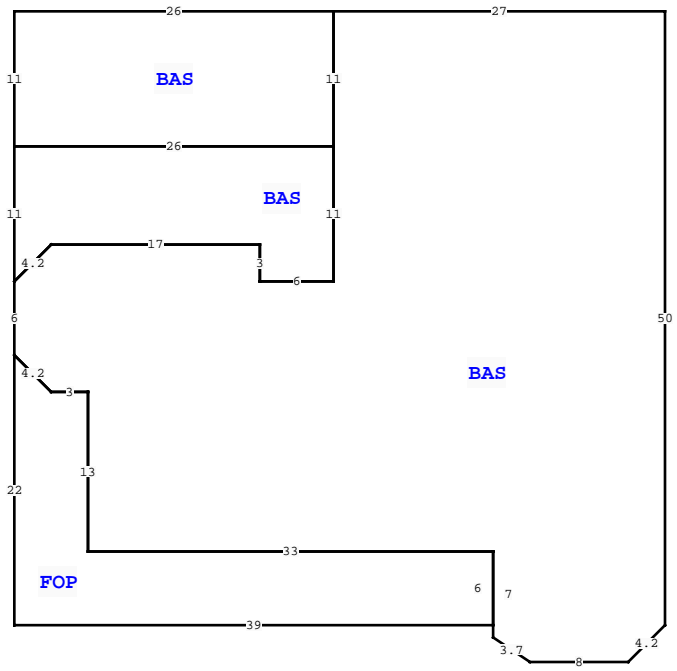
RODGERS CHRISTINE LYNNE  
1612 SW CARL WILSON RD  
FT WHITE, FL 32038

**2026**

20-6S-17-09703-006  
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	20617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	231	100	
BAS	286	100	
BAS	1,852	100	
FOP	317	30	
TOTALS	2,686		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,464	107.6160	120.53	296,986	1996	1996	0	0	29.73	70.27
1 SINGLE FAM 100% - 1998 Heated Area: 2369 HX Base Yr 1998											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			208,692
TOTAL MARKET OB/XF VALUE			2,800
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			251,492
SOH/AGL Deduction			61,180
ASSESSED VALUE			190,312
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			138,901
TOTAL JUST VALUE			251,492
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			249,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046790	Electrical Servic	0	03/20/2023
10439	SFR	285	11/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1536/2591	3/31/2025	QC	U	I	11	100

GRANTOR: MARKHAM MORRIS LAMAR  
GRANTEE: RODGERS CHRISTINE F  
0803/1886 3/30/1995 WD Q V 03 4,600  
GRANTOR: PERRY DEAN & DAPHNE J  
GRANTEE: MORRIS LAMAR & CHRI

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

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	0294	SHED WOOD/	0	100	0	0	1.00	UT 0.00	0.00	100	2013	2013	3	100	2,800

BUILDING DIMENSIONS												
BAS= W27 BAS= W26 S11 E26 N11\$ S11 BAS= W26 S11 R3 U3 E17 S3 E6 N11\$ S11 W6 N3 W17 D3 L3 S6 FOP= D3 R3 E3 S13 E33 S6 W39 N22\$ R3 D3 E3 S13 E33 S7 D2 R3 E8 R3 U3 N50\$.												

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	100		00	0.00	0.00	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000								