

COMM NW COR, RUN S 687.25 FT FOR
1215.72 FT, S 7 DEG W 372.99 FT,
N 367.33 FT TO POB.

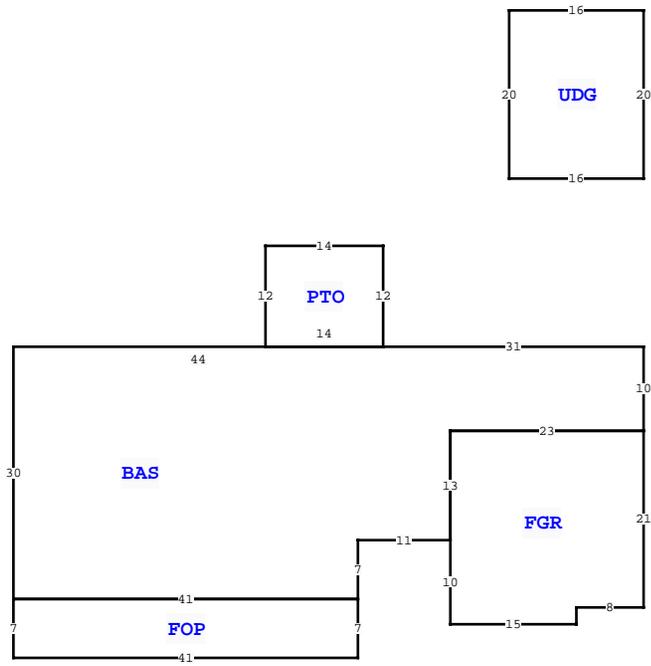
ROGERS NADINE TYRE
1187 SE PRESS RUTH DR
LAKE CITY, FL 32025

2026

23-4S-17-08710-004

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	15	HARDTILE 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectural	05	CONV 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	02
NEIGHBORHOOD/LOC	23417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,713	100	
FGR	513	55	
FOP	287	30	
PTO	168	5	
UDG	320	55	
TOTALS	3,001		
		2,265	206,860

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2014		295,515	2000	2000	0	0	30.00	70.00
Heated Area: 1713						HX Base Yr 2014					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		206,860	
TOTAL MARKET OB/XF VALUE		2,995	
TOTAL LAND VALUE - MARKET		111,320	
TOTAL MARKET VALUE		226,180	
SOH/AGL Deduction		80,942	
ASSESSED VALUE		145,238	
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411	
BASE TAXABLE VALUE		38,827	
TOTAL JUST VALUE		321,175	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		298,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054856	Remodel	6,800	01/21/2026
000054331	Roof Replacement	14,000	10/27/2025
16764	SFR	265	03/21/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/2676	11/01/2021	LE U	I	I	14	100
GRANTOR: ROGERS NADINE TYRE						
GRANTEE: ROGERS NADINE TYRE						
1433/2416	3/31/2021	QC U	I	I	11	100
GRANTOR: DUREN JEAN LEA						
GRANTEE: ROGERS NADINE TYRE						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	663.00	UT	1.50	1.50	100	2000	2000	3	100	995	
TOTALS												2,995				

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	0100	C	SFR	100		A-1	0.00	0.00	1.12	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,320							
2	9910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							
3	5500	A	TIMBER 2	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							