

COMM NW COR, RUN S 1054.58 FT, E  
E R/W PRESS RUTH RD FOR POB, CON  
S 7 DEG W 598.72 FT TO N R/W CR

TODMAN WILBERT  
1239 SE PRESS RUTH DR  
LAKE CITY, FL 32025

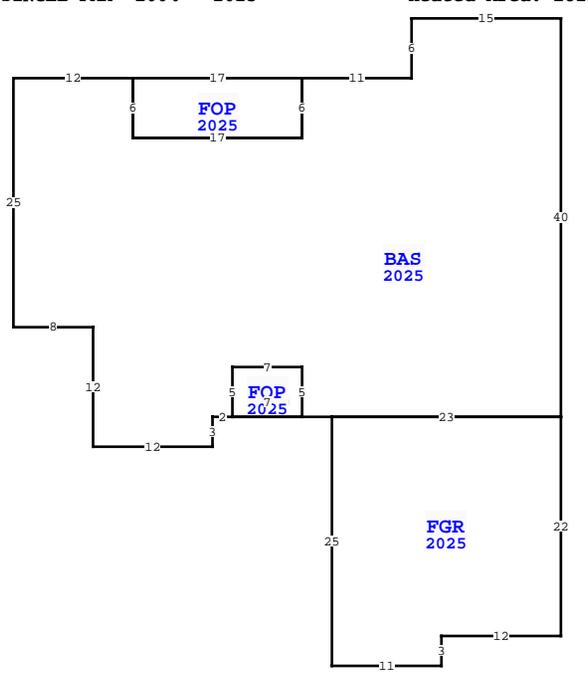
2026

23-4S-17-08710-007



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	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	23417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,822	100	2025	1,822	234,112
FGR	539	55	2025	296	38,034
FOP	35	30	2025	10	1,285
FOP	102	30	2025	31	3,983
TOTALS	2,498			2,159	277,415

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% - 2025		129.79	280,217	2024	2024	0	0	1.00	99.00
Heated Area: 1822 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		277,415	
TOTAL MARKET OB/XF VALUE		6,460	
TOTAL LAND VALUE - MARKET		65,130	
TOTAL MARKET VALUE		349,005	
SOH/AGL Deduction		8,191	
ASSESSED VALUE		340,814	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		289,403	
TOTAL JUST VALUE		349,005	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		331,854	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055093	Storage Building	25,000	02/24/2026
000048338	New Residential C	375,750	10/04/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1518	12/30/2019	WD	Q	V	01	49,000
GRANTOR: DANIEL & EDITH MARSEE						
GRANTEE: WILBERT TODMAN						
0972/2356	1/24/2003	WD	Q	V		40,000
GRANTOR: ROLAND L TARDIFF						
GRANTEE: JERRY D MARSEE						

EXTRA FEATURES		1239 SE PRESS RUTH DR, LAKE CITY														
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	9946	Well	0	100	0	0	1.00	UT	4,000.00	100			3	100	4,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2025	2024		100	1,200	
3	0166	CONC, PAVMT	0	100	0	0	420.00	UT	3.00	100	2025	2024		100	1,260	

TOTAL OB/XF		6,460	
BLD DATE		LGL DATE	05/06/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=-30,10] W15 S6 W11 S6 W17 N6 W12 S25 E8 S12 E12 N3 E2 E10 E23 N40 \$	
FGR=[YR=2025;ORIG=-30,50] W23 S25 E11 N3 E12 N22 \$	
FOP=[YR=2025;ORIG=-73,16] E17 S6 W17 N6 \$	
FOP=[YR=2025;ORIG=-63,45] E7 S5 W7 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF		6,460																				
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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							