

BEG SE COR OF SW1/4 OF NE1/4, W
N 471.08 FT, E 370.15 FT, S 471.
163.88 FT TO POB.

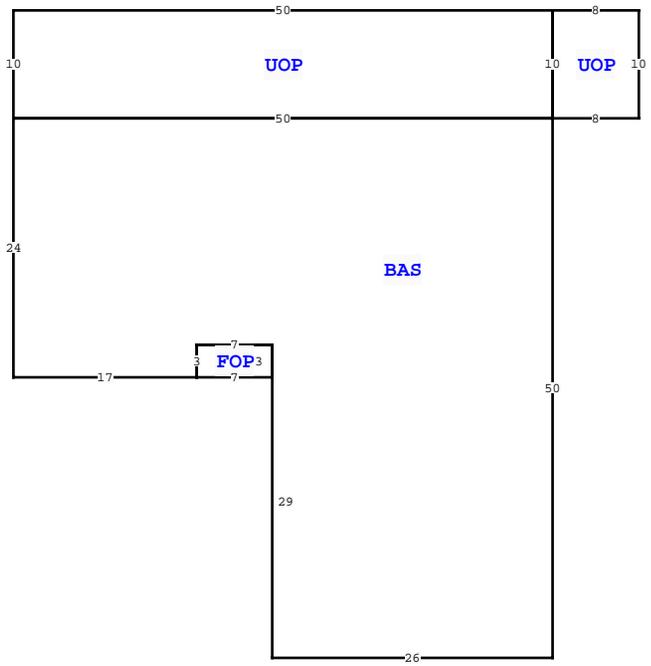
RAHBERG ROBERT J SR
268 SW SHEPPARD WAY
LAKE CITY, FL 32024

2026

24-5S-16-03705-002

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,855	100	
FOP	21	30	
UOP	80	20	
UOP	500	20	
TOTALS	2,456		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,977	77.4749	86.77	171,544	1989	1989		0	0	35.00
1 SINGLE FAM 100% - 2014 Heated Area: 1855 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			111,504
TOTAL MARKET OB/XF VALUE			9,112
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			160,616
SOH/AGL Deduction			55,230
ASSESSED VALUE			105,386
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			48,975
TOTAL JUST VALUE			160,616
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			156,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1216/0832	6/08/2011	WD	U	I	12	57,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ROBERT J RAHBERG SR						
1193/2494	4/21/2010	CT	U	I	11	0
GRANTOR: CLERK OF COURT (BRIAN						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES		268 SW SHEPPARD WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0294	SHED WOOD/	0 100
2	0296	SHED METAL	0 100
3	0031	BARN, MT AE	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/10/2024	MLU	

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	20 24	480.00	UT	12.00	12.00	50	1989	1989	3	50	2,880	
2	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,200	
3	0031	BARN, MT AE	0 100	24 48	1,152.00	UT	3.50	3.50	100	2014	2014	3	100	4,032	
TOTAL OB/XF 9,112															

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W50 S24 E17 FOP= E7 N3 W7 S3\$ N3 E7 S29 E26 N50\$ UOP= E8 N10 W8 S10\$ UOP= N10W50 S10 E50\$.

LAND DESCRIPTION		TOTAL OB/XF 9,112																						
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	4.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,000							