

COMM NE COR OF S1/2 OF SEC, RUN  
S 5 DEG W 1077.30 FT FOR POB, RU  
E 652.55 FT, E'LY 240.85 FT, S 7

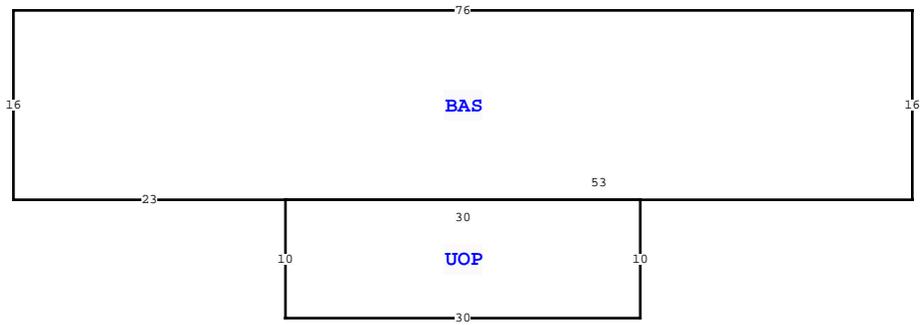
ROJAS DOLLY  
368 SW DARWIN GLN  
LAKE CITY, FL 32024

**2026**

25-5S-15-00479-006  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID 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		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	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	25515.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,216	100	
UOP	300	25	
TOTALS	1,516		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	100%	2006									Heated Area: 1216	HX Base Yr 2006



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			37,382
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			35,460
TOTAL MARKET VALUE			60,662
SOH/AGL Deduction			23,278
ASSESSED VALUE			37,384
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			12,384
TOTAL JUST VALUE			81,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			76,221
SALE:1:2: MEMBERS ALL BUT 16.83 AC.			
SALE:1:1: PURCHASED 88.90 ACRES THEN GAVE FAMILY			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
24082	M H	460	01/26/2006
23426	M H	0	07/28/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/2260	4/30/2024	LE U		I	14	100
GRANTOR: ROJAS DOLLY (ENH LIFE)						
GRANTEE: ROJAS EMILO (RMDR)						
1511/55	3/19/2024	LE U		I	14	100
GRANTOR: ROJAS DOLLY (ENH LIFE)						
GRANTEE: ROJAS EMILO JR (RMD)						

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	0070	CARPORT UF	0	100	0	0			0.00	100	2013	2013	3	100	300	
2	0060	CARPORT F	0	100	0	0			0.00	100	2013	2013	3	100	1,500	
3	0296	SHED METAL	0	100	0	0			0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	

TOTAL OB/XF													
9,100													

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W76 S16 E23 UOP= S10 E30 N10 W30\$ E53 N16\$.						

LAND DESCRIPTION																								
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.14	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,260							
2	6200	A	PASTURE 3	0			0.00	0.00	14.00	AC		1.00	1.00	1.00	280.00	280.00	3,920							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	14.00	AC		1.00	1.00	0.20	9,000.00	1,800.00	25,200							