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

2027

25-5S-15-00479-006

BUILDING CHARACTERISTICS

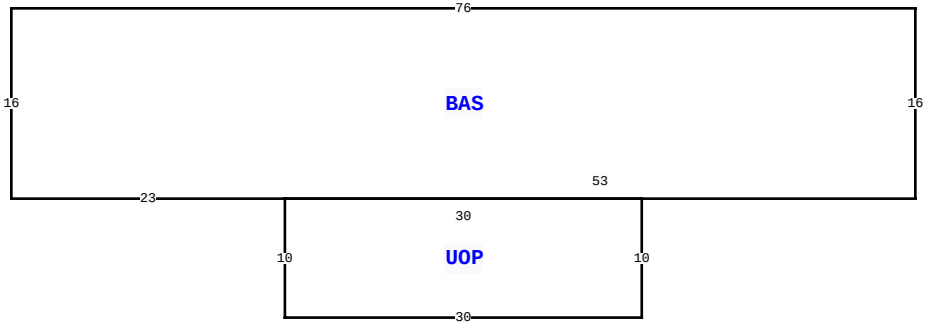
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,532
UOP	300	25		75	2,068
TOTALS	1,516			1,291	35,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,291	114.9000	68.94	89,002	1998	1998	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2006 Heated Area: 1216 HX Base Yr 2006



368 SW DARWIN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	35,601
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	35,460
TOTAL MARKET VALUE	59,381
SOH/AGL Deduction	20,478
ASSESSED VALUE	38,903
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	13,903
TOTAL JUST VALUE	80,661
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	80,661

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

EXTRA FEATURES

LN	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	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	400.00	400.00	100	2026	2025		100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	100.00	100.00	100	2026	2025		100	100	

LAND DESCRIPTION

TOTAL OB/XF 9,600

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 03/19/2026 BY JB Total Acres: 15.14 Total Land Value: 14,180 Market: 25,200 Agricultural: 3,920 Common: 10,260 PRINTED 11/17/2026 BY SYS