COMM NE COR, RUN S 656.40 FT TO 356.60 FT, W 211 FT, N 356.60 FT E 211 FT TO POB.

RIGDON STACI K/ROGDON MARJORIE
245 SW ELECTRA CT
LAKE CITY, FL 32024

2027

28-4S-16-03226-002

BUILDING CHARACTERISTICS

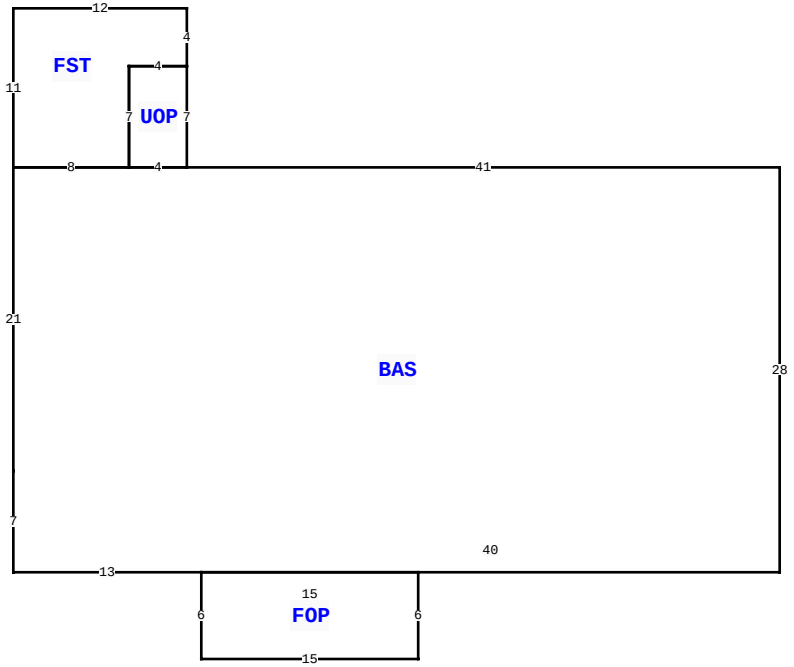
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	119,755
FOP	90	30		27	2,179
FST	104	55		57	4,600
UOP	28	20		6	484
TOTALS	1,706			1,574	127,018

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,574	112.8600	124.15	195,412	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1484 HX Base Yr 2026



245 SW ELECTRA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0021	BARN,FR AE	0	100	26	52	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,018
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		24,566
TOTAL MARKET VALUE		152,584
SOH/AGL Deduction		0
ASSESSED VALUE		152,584
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,173
TOTAL JUST VALUE		152,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10092	POOL	100	08/18/1995
8771	PUMP/UTPOL	30	08/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1418	3/05/2026	QC	U	I	11	100
GRANTOR: RIGDON BEN C						
GRANTEE: RIGDON STACI K						
1432/975	3/10/2021	WD	Q	I	05	160,000
GRANTOR: HOLLIDAY MAYSE W II						
GRANTEE: RIGDON STACI K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 UOP= N7 W4 S7 E4$ W4FST= N7 E4 N4 W12 S11 E8$ W8 S21S7 E13 FOP= S6 E15 N6 W15$ E40 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		A-1	0.00	0.00	1.73	AC		1.00	1.00	1.00	14,200.00	14,200.00	24,566							

REVIEW DATE 07/15/2019 BY BC Total Acres: 1.73 Total Land Value: 24,566 Market: 0 Agricultural: 0 Common: 24,566 PRINTED 11/17/2026 BY SYS