COMM SE COR OF SW1/4 OF NE1/4, R
TO N R/W OF RD W 279.28 FT FOR P
FT, S 10 FT, W ALONG R/W 10 FT,

ROGERS SHIRLEY ANN
1203 SW CR 349
LAKE CITY, FL 32024

**2027**

**28-5S-17-09426-000**

## BUILDING CHARACTERISTICS

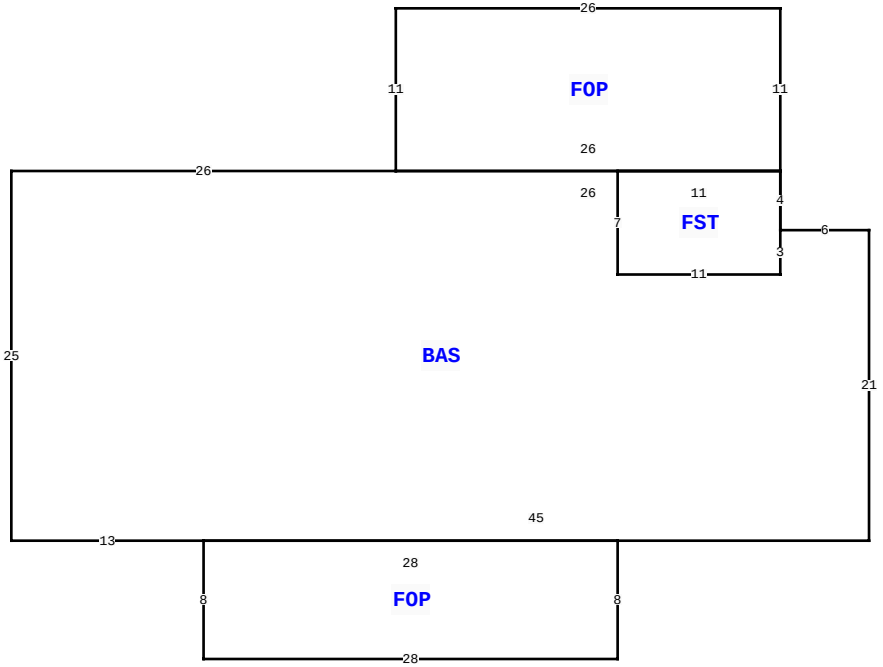
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| 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 02 |
| NEIGHBORHOOD/LOC | 28517.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,426 | 100 | | 1,426 | 118,097 |
| FOP | 224 | 30 | | 67 | 5,548 |
| FOP | 286 | 30 | | 86 | 7,122 |
| FST | 77 | 55 | | 42 | 3,478 |
| TOTALS | 2,013 | | | 1,621 | 134,246 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,621 | 115.8300 | 127.41 | 206,532 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1426 HX Base Yr




1203 SW COUNTY ROAD 349 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/08/2026 MLU |
| 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 | 0280 | POOL R/CON | 0 | 100 | 32 | 16 | 512.00 | UT | 70.00 | 70.00 | 100 | 1993 | 1993 | 3 | 40 | 14,336 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 134,246 |
| TOTAL MARKET OB/XF VALUE | 14,736 |
| TOTAL LAND VALUE - MARKET | 18,000 |
| TOTAL MARKET VALUE | 166,982 |
| SOH/AGL Deduction | 73,608 |
| ASSESSED VALUE | 93,374 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 41,963 |
| TOTAL JUST VALUE | 166,982 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 169,426 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000050473 | Roof Replacement | 17,000 | 07/31/2024 |
| 000044447 | Electrical Servic | 0 | 05/18/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1573/2175 | 7/13/2026 | LE | U | I | 14 | 100 |
| GRANTOR: ROGERS SHIRLEY ANN (E | | | | | | |
| GRANTEE: ROGERS MICHAEL CLAR | | | | | | |
| 1567/1209 | 4/21/2026 | LE | U | I | 14 | 100 |
| GRANTOR: ROGERS SHIRLEY ANN (E | | | | | | |
| GRANTEE: ROGERS MICHAEL CLAR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S25 E13 FOP= S8 E28N8 W28$ E45 N21 W6 FST= S3 W11 N7 E11 S4$ N4 FOP= N11 W26 S11 E26$ W26$.

## LAND DESCRIPTION

TOTAL OB/XF 14,736

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |

REVIEW DATE 08/26/2024 BY JS Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/16/2026 BY SYS