

COMM SE COR OF SW1/4 OF NE1/4, R
TO N R/W OF RD W 539.71 FT FOR P
FT, S 10 FT, W ALONG R/W 10 FT,

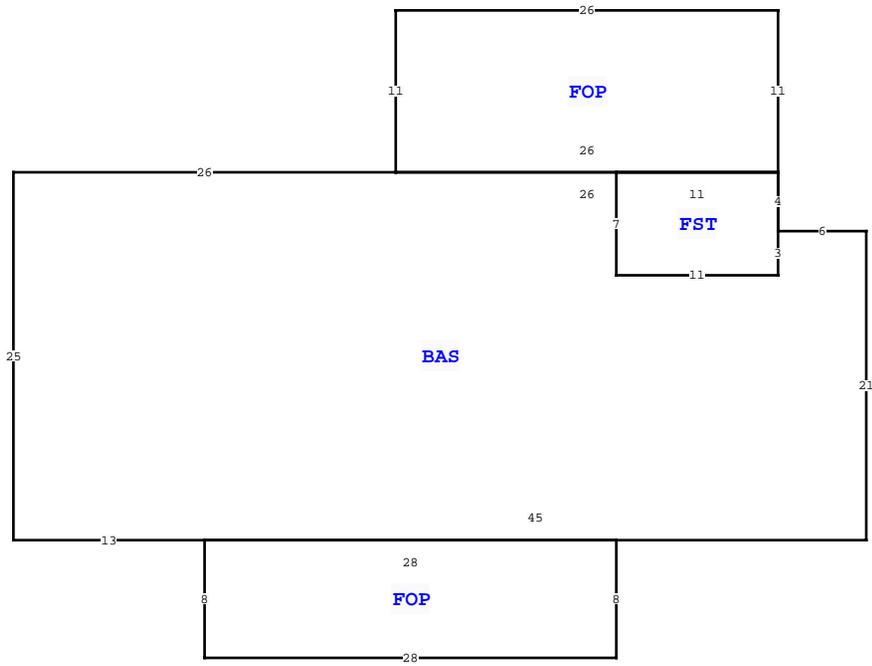
ROGERS SHIRLEY ANN
1203 SW CR 349
LAKE CITY, FL 32024

2026

28-5S-17-09426-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100

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	132.05	214,053	1975	1975	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0													
Heated Area: 1426 HX Base Yr													



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	122,397
FOP	224	30		67	5,751
FOP	286	30		86	7,381
FST	77	55		42	3,605
TOTALS	2,013			1,621	139,134

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	100	1993	1993	3	40	14,336	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	400	

1203 SW COUNTY ROAD 349 , LAKE CITY													
TOTAL OB/XF 14,736													

LAND DESCRIPTION																								
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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			139,134
TOTAL MARKET OB/XF VALUE			14,736
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			171,870
SOH/AGL Deduction			81,216
ASSESSED VALUE			90,654
TOTAL EXEMPTION VALUE			51,411
HX HB			
BASE TAXABLE VALUE			39,243
TOTAL JUST VALUE			171,870
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			165,426

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

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\$.													