COMM NW COR OF NW1/4 OF SW1/4,
RUN N 149.54 FT, E 648.98 FT,
S 362.24 FT FOR POB, RUN W

HANSEN DREW T
395 NW RODEO CT
LAKE CITY, FL 32055

2027

29-3S-16-02383-104

BUILDING CHARACTERISTICS

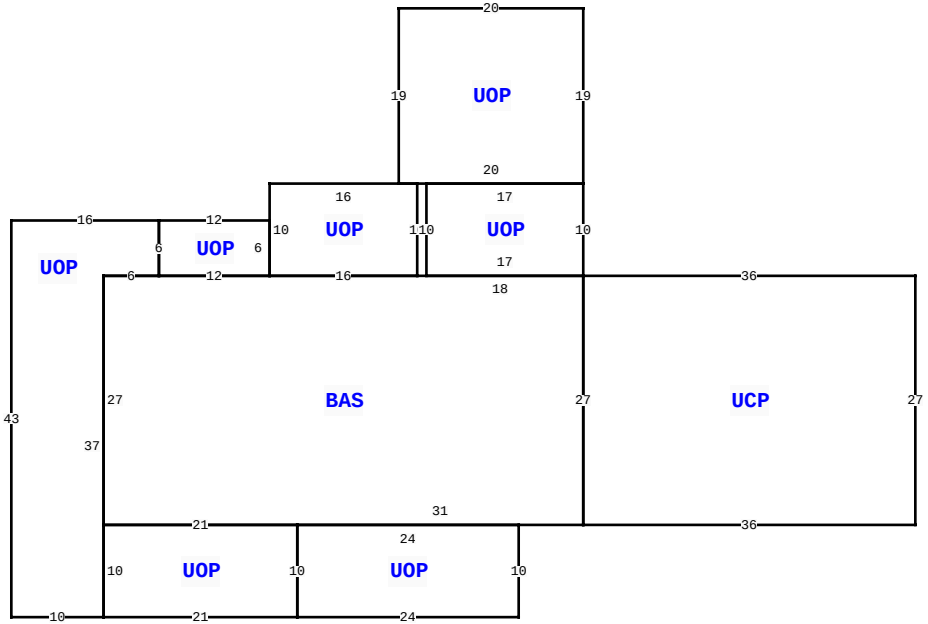
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 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 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	35,987
UCP	972	20		194	4,973
UOP	72	25		18	461
UOP	160	25		40	1,025
UOP	170	25		42	1,076
UOP	210	25		52	1,333
UOP	240	25		60	1,538
UOP	380	25		95	2,435
UOP	466	25		116	2,973
TOTALS	4,074			2,021	51,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,021	106.8000	64.08	129,506	1986	2000	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2005 Heated Area: 1404 HX Base Yr 2005



395 NW RODEO CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0296	SHED METAL	0	100	10	12	120.00	UT	7.00	7.00	100	2006	2006	3	100	840	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	
3	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		51,802
TOTAL MARKET OB/XF VALUE		13,840
TOTAL LAND VALUE - MARKET		95,095
TOTAL MARKET VALUE		77,757
SOH/AGL Deduction		13,684
ASSESSED VALUE		64,073
TOTAL EXEMPTION VALUE	HX HB	39,073
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		160,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/2563	6/02/2011	WD	U	I	11	100
GRANTOR: DREW T & KAREN L HANS						
GRANTEE: DREW T & KAREN HANS						
0975/2591	2/24/2003	WD	Q	I		100,000
GRANTOR: RONALD & BONNIE BUCHN						
GRANTEE: DREW & KAREN HANSEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= N10 W16 S10 E16$ W16 UOP= N6 W12 S6 E12$ W12 UOP= N6 W16 S43 E10 N37 E6$ W6 S27 UOP= S10 E21 N10 W21$ E21 UOP= S10 E24 N10 W24$ E31 UCP= E36 N27 W36 S27$ N27$ UOP= N10 UOP= N19 W20 S19 E20$ W17 S10 E17$.

LAND DESCRIPTION

TOTAL OB/XF 13,840

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	1.01	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,595							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 03/01/2023 BY KS Total Acres: 10.01 Total Land Value: 12,115 Market: 85,500 Agricultural: 2,520 Common: 9,595 PRINTED 11/16/2026 BY SYS