BEG NE COR OF SE1/4 OF NE1/4, RU
W 360.02 FT, N 606.52 FT, E 360
& COMM AT NE COR OF SE1/4 OF NE1

BUCHNER RONALD T/BUCHNER BONNIE R
635 NW RODEO CT
LAKE CITY, FL 32055

2026

30-3S-16-02398-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 01

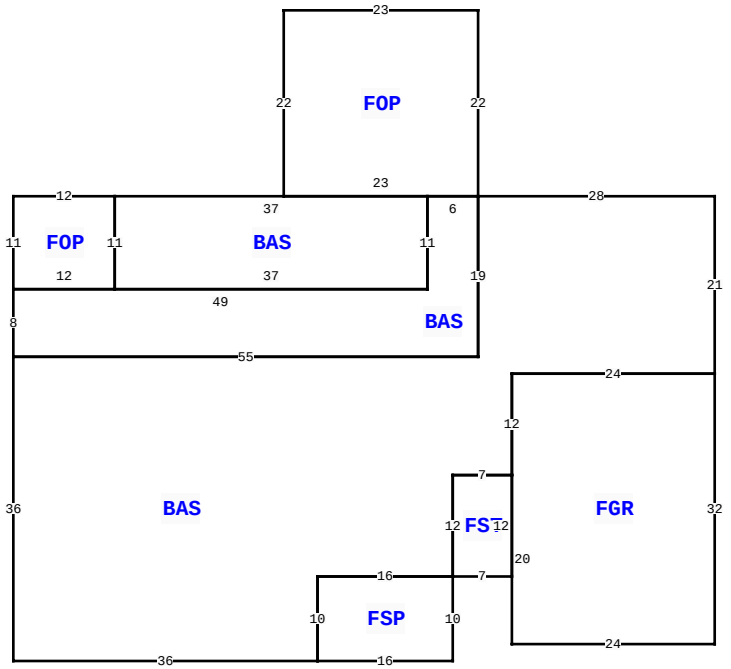
NEIGHBORHOOD/LOC 30316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	407	100		407	34,688
BAS	506	100		506	43,126
BAS	2,390	100		2,390	203,697
FGR	768	55		422	35,966
FOP	132	30		40	3,409
FOP	506	30		152	12,955
FSP	160	40		64	5,454
FST	84	55		46	3,921
TOTALS	4,953			4,027	343,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,027	110.2890	123.52	497,415	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 1995 Heated Area: 3303 HX Base Yr 1995



635 NW RODEO CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		343,216
TOTAL MARKET OB/XF VALUE		133,460
TOTAL LAND VALUE - MARKET		52,836
TOTAL MARKET VALUE		529,512
SOH/AGL Deduction		222,087
ASSESSED VALUE		307,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		256,014
TOTAL JUST VALUE		529,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049936	Remodel	26,804	05/23/2024
13655	PUMP/UTPOL	30	02/18/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1020	10/11/2024	LE	U	I	14	100
GRANTOR: BUCHNER RONALD TERRY						
GRANTEE: BUCHNER RONALD TERR						
0792/0656	6/22/1994	WD	U	V	35	95,000
GRANTOR: JAMES F JONES						
GRANTEE: RONALD T & BONNIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= N22 W23 S22 E23$ BAS= W6 BAS= W37 FOP= W12 S11 E12 N11$ S11 E37 N11$ S11 W49 S8 E55 N19$ S19 W55 S36E36 FSP= E16 N10 W16 S10 $ N10 E16 FST= E7 N12 W7 S12$ N12E7 FGR= S20 E24 N32 W24 S12$ N12E24 N21$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	30	40	1,200.00	UT	60.00	60.00	100	0	0	3	100	72,000	
3	0166	CONC,PAVMT	0	100	4	65	260.00	UT	1.50	1.50	100	0	0	3	100	390	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0031	BARN,MT AE	0	100	24	36	1.00	UT	18,000.00	18,000.00	100	1998	1998	3	100	18,000	
6	0120	CLFENCE 4	0	100	0	0	240.00	UT	6.00	6.00	100	2005	2005	3	100	1,440	
7	0169	FENCE/WOOD	0	100	0	0	680.00	UT	10.00	10.00	100	2005	2005	3	100	6,800	
8	0060	CARPORT F	0	100	24	60	1,440.00	UT	5.00	5.00	100	2005	2005	3	100	7,200	
9	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,800	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 111,630

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	5.18	AC		1.00	1.00	0.85	12,000.00	10,200.00	52,836							

REVIEW DATE 03/20/2026 BY robin Total Acres: 5.18 Total Land Value: 52,836 Market: 0 Agricultural: 0 Common: 52,836 PRINTED 06/23/2026 BY SYS

BEG NE COR OF SE1/4 OF NE1/4, RU
W 360.02 FT, N 606.52 FT, E 360
& COMM AT NE COR OF SE1/4 OF NE1

BUCHNER RONALD T/BUCHNER BONNIE R
635 NW RODEO CT
LAKE CITY, FL 32055

2026

30-3S-16-02398-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	30316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTOR: JAMES F JONES						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0280	POOL R/CON	0	100	8	26	208.00	UT	70.00	70.00	100	2017	2017	3	84	12,230	
12	0282	POOL ENCL	0	100	40	20	800.00	UT	15.00	15.00	100	2023	2022		80	9,600	

LAND DESCRIPTION

TOTAL OB/XF 21,830

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

REVIEW DATE 03/20/2026 BY robin Total Acres: 5.18 Total Land Value: 52,836 Market: 0 Agricultural: 0 Common: 52,836 PRINTED 06/23/2026 BY SYS