E 464.64 FT OF S 120 FT OF LOT
6 & LOT 7 PARKWOOD S/D.

O'BRIEN JAMES/O'BRIEN LINDA RODULFO
414 SE DORETHA TER
LAKE CITY, FL 32024

2026

31-4S-18-10519-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	12	HARDWOOD 10
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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

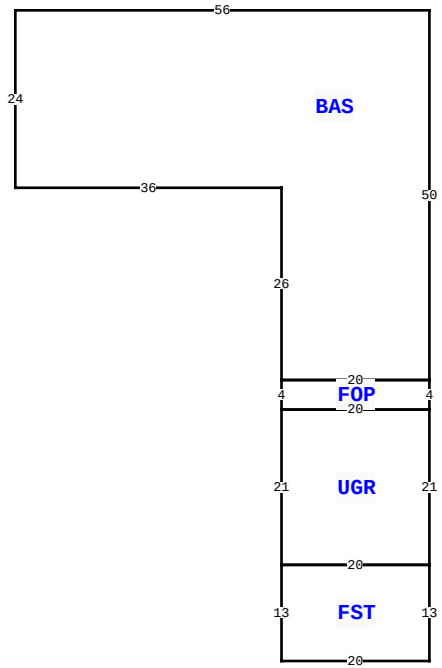
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,864	100		1,864	71,323
FOP	80	30		24	918
FST	260	55		143	5,472
UGR	420	45		189	7,232
TOTALS	2,624			2,220	84,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,220	75.9226	85.03	188,767	1994	1994	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2016 Heated Area: 1864 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,945
TOTAL MARKET OB/XF VALUE		5,040
TOTAL LAND VALUE - MARKET		13,500
TOTAL MARKET VALUE		103,485
SOH/AGL Deduction		27,983
ASSESSED VALUE		75,502
TOTAL EXEMPTION VALUE	HX HB	50,502
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		103,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/2478	1/09/2017	WD	U	I	30	0
GRANTOR: JAMES O'BRIEN						
GRANTEE: JAMES & LINDA RODUL						
1306/1104	12/17/2015	WD	U	I	37	59,900
GRANTOR: STANLEY MCCALLISTER						
GRANTEE: JAMES O'BRIEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E36 S26 FOP= S4 UGR= S21 FST= S13 E20 N13 W20$ E20 N21 W20$ E20 N4 W20$ E20 N50$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
4	0263	PRCH,USP	0	100	12	26	312.00	UT	15.00	15.00	50	2013	2013	3	50	2,340	

LAND DESCRIPTION

TOTAL OB/XF 5,040

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		00	0.00	0.00	1.00	LT		1.00	1.00	0.90	15,000.00	13,500.00	13,500							

REVIEW DATE 09/28/2016 BY RP Total Acres: 5.56 Total Land Value: 13,500 Market: 0 Agricultural: 0 Common: 13,500 PRINTED 03/24/2026 BY SYS