

COMM NW COR OF SEC, E 1351.39 FT
9 DEG W 236.26 FT, S 37 DEG W 19
CONT SW 324.96 FT, S 10 DEG E 61

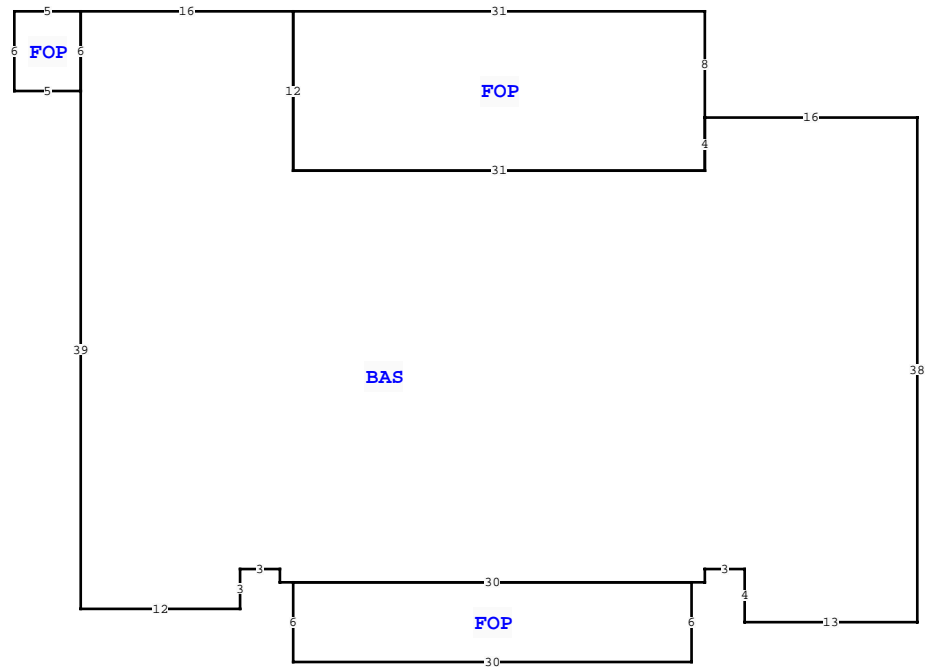
RENDEK DAVID MCLEAN/RENDEK SARAH O
340 SW MAPLETON ST
FORT WHITE, FL 32038-2130

2026

32-7S-17-10087-003

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,266	100	
FOP	30	30	
FOP	180	30	
FOP	372	30	
TOTALS	2,848		
			2,441
			322,962

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,441	123.0570	137.82	336,419	2021	2021	0	0	4.00	96.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2266 HX Base Yr 2022													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	322,962			
TOTAL MARKET OB/XF VALUE	2,400			
TOTAL LAND VALUE - MARKET	159,500			
TOTAL MARKET VALUE	338,882			
SOH/AGL Deduction	43,843			
ASSESSED VALUE	295,039			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	243,628			
TOTAL JUST VALUE	484,862			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	466,476			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40737	SFR	0	10/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/1908	5/29/2020	WD	U	V	11	100

GRANTOR: RIVER BEND, LLC
GRANTEE: DAVID MCLEAN RENDEK

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=60,10] S6 S39 E12 N3 E3 S1 E1 E30 E1 N1 E3 S4 E13 N38 W16 S4 W31 N12 W16 \$	
FOP=[ORIG=76,10] S12 E31 N4 N8 W31 \$	
FOP=[ORIG=55,10] S6 E5 N6 W5 \$	
FOP=[ORIG=76,53] S6 E30 N6 W30 \$	

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	0166	CONC,PAVMT	0	100	0	400.00	UT	3.00	3.00	100	2022	2021		100	1,200	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2022	2021		100	1,200	

LAND DESCRIPTION																	TOTAL OB/XF							
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	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							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.50	11,000.00	16,500.00	148,500							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							