BEG SW COR OF SE1/4 OF NW1/4, RU 370 FT, E 1125.19 FT, S 383.96 F TO POB.

RS&A PROPERTIES LLC
140 BRIGHAM RD NW
WINTER HAVEN, FL 33881

2027

33-1S-17-04640-006

BUILDING CHARACTERISTICS

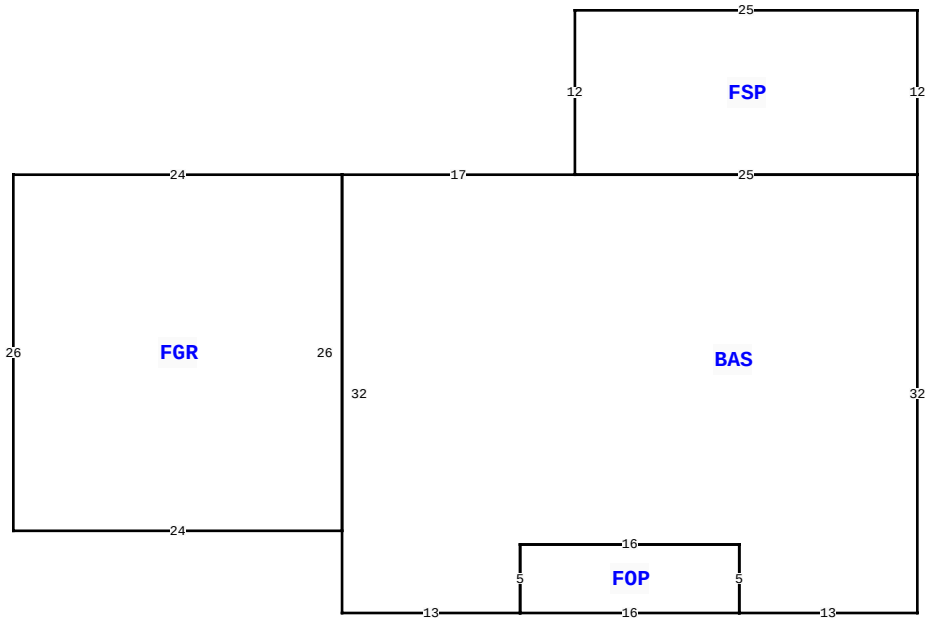
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 03
NEIGHBORHOOD/LOC	33117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,264	100		1,264	162,327
FGR	624	55		343	44,049
FOP	80	30		24	3,082
FSP	300	40		120	15,410
TOTALS	2,268			1,751	224,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	124.2000	136.62	239,222	1997	2020	0	0	0	6.00	94.00

1 SINGLE FAM 0% - 2023 Heated Area: 1264 HX Base Yr



12142 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	0166	CONC,PAVMT	0	0	0	0	421.00	UT	1.50	1.50	100	1997	1997	3	100	632	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
6	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
7	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	224,869
TOTAL MARKET OB/XF VALUE	14,032
TOTAL LAND VALUE - MARKET	79,680
TOTAL MARKET VALUE	318,581
SOH/AGL Deduction	0
ASSESSED VALUE	318,581
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,581
TOTAL JUST VALUE	318,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,662

SALE:1:1: 9.96 AC PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043491	Roof Replacement	11,600	01/07/2022
27878	M H	418	06/15/2009
1248	SFR	215	01/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/887	4/26/2022	WD	Q	I	01	312,500
GRANTOR: CLASSIC CERTIFIED PRO						
GRANTEE: RS&A PROPERTIES LLC						
1450/592	10/13/2021	WD	Q	I	01	162,000
GRANTOR: DUNCAN ROBERT C						
GRANTEE: CLASSIC CERTIFIED P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FGR= W24 S26 E24 N26$ S32 E13 FOP= E16 N5 W16 S5$ N5 E16 S5 E13 N32 FSP= N12 W25 S12 E25$ W25$.

LAND DESCRIPTION

TOTAL OB/XF 14,032

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	0		A-1	0.00	0.00	9.96	AC		1.00	1.00	1.00	8,000.00	8,000.00	79,680							

REVIEW DATE 09/21/2026 BY Total Acres: 9.96 Total Land Value: 79,680 Market: 0 Agricultural: 0 Common: 79,680 PRINTED 11/17/2026 BY SYS