PART OF LOTS 2 & 3 BLOCK 3 ANDRE
EX E 210 FT OF LOT 3 & EX E 84.3

RINE MARVIN NEAL
155 SE SAINT MARGARETS ST
LAKE CITY, FL 32025

**2027**

**34-3S-17-07058-000**

## BUILDING CHARACTERISTICS

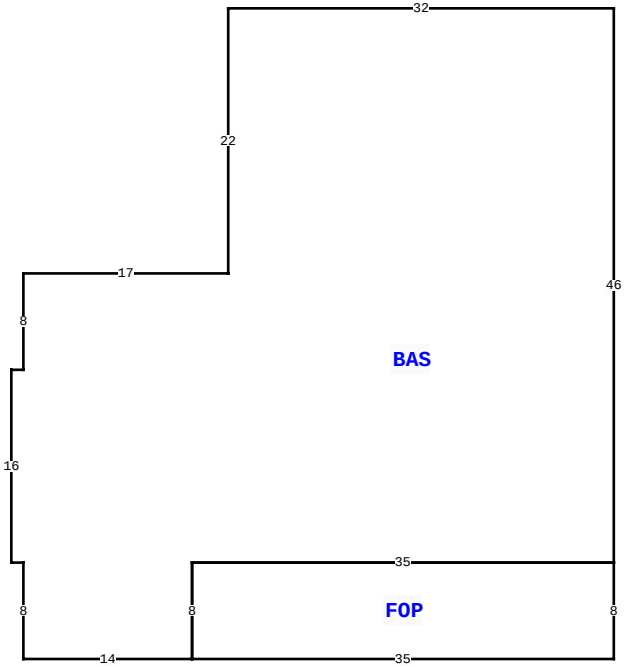
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 01 | 01 |
| DOR CODE | 0102 | SFRES/MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 34317.050 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,008 | 100 | | 2,008 | 23,144 |
| FOP | 280 | 30 | | 84 | 968 |
| TOTALS | 2,288 | | | 2,092 | 24,112 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,092 | 52.3908 | 57.63 | 120,562 | 1910 | 1910 | 0 | 0 | 50 | 35.00 | 20.00 |

1 SINGLE FAM 0% - 2026 Heated Area: 2008 HX Base Yr




561 SE STATE ROAD 100 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0166 | CONC,PAVMT | 0 | 0 | 44 | 14 | 616.00 | UT | 2.00 | 2.00 | 50 | 2012 | 2012 | 3 | 50 | 616 | |
| 2 | 0020 | BARN,FR | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 6,276 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 24,112 |
| TOTAL MARKET OB/XF VALUE | 6,892 |
| TOTAL LAND VALUE - MARKET | 186,228 |
| TOTAL MARKET VALUE | 217,232 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 217,232 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 217,232 |
| TOTAL JUST VALUE | 217,232 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 217,672 |

SALE:2:1: HEIR PROPERTY

SALE:1:1: PART LOTS 2 & 3 ANDREWS PARK

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1551/1540 | 10/07/2025 | LE | U | I | 14 | 100 |
| GRANTOR: RINE MARVIN | | | | | | |
| GRANTEE: RINE MARVIN (ENH LI | | | | | | |
| 1548/475 | 8/29/2025 | WD | U | I | 30 | 300,000 |
| GRANTOR: RINE MARK LORIN | | | | | | |
| GRANTEE: RINE MARVIN NEAL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S22 W17 S8 W1 S16 E1S8 E14 FOP= E35 N8 W35 S8 $ N8 E35 N46$.

## LAND DESCRIPTION

TOTAL OB/XF 6,892

| 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 | | 00 | 0.00 | 0.00 | 93,114.00 | SF | | 1.00 | 1.00 | 1.00 | 2.00 | 2.00 | 186,228 | | | | | | | |

REVIEW DATE 09/24/2025 BY TP Total Acres: 2.14 Total Land Value: 186,228 Market: 0 Agricultural: 0 Common: 186,228 PRINTED 11/17/2026 BY SYS