COMM SE COR, W 530 FT FOR POB, W
DEG E 571.38 FT, N 34 DEG W 218
SR-47, N 55 DEG E 67 FT TO SW CO

STATE ROAD 47 RENTALS LLC
7848 COUNTY ROAD 137
WELLBORN, FL 32094

2027

35-4S-16-03295-002

BUILDING CHARACTERISTICS

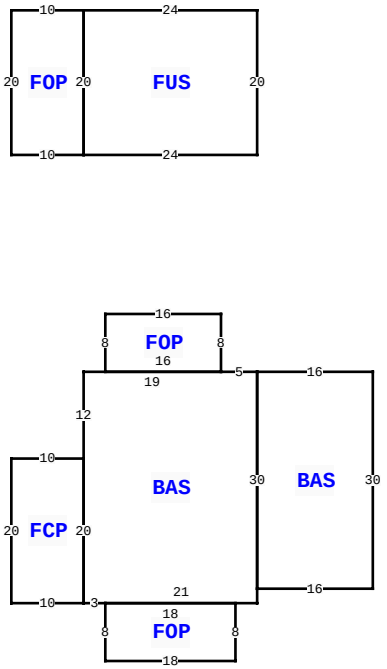
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	35416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	20,893
BAS	768	100		768	33,428
FCP	200	25		50	2,176
FOP	128	30		38	1,654
FOP	144	30		43	1,871
FOP	200	30		60	2,612
FUS	480	100		480	20,893
TOTALS	2,400			1,919	83,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,919	113.0535	124.36	238,647	1988	1988	0	0	30	35.00	35.00

1 SINGLE FAM 0% - 2023 Heated Area: 1728 HX Base Yr



6171 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,526
TOTAL MARKET OB/XF VALUE	3,631
TOTAL LAND VALUE - MARKET	30,912
TOTAL MARKET VALUE	118,069
SOH/AGL Deduction	0
ASSESSED VALUE	118,069
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	118,069
TOTAL JUST VALUE	118,069
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,587

LAND:1:1: IRREGULAR SHAPE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13542	ADDN SFR	90	01/21/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/1044	3/06/2022	WD	U	I	11	100
GRANTOR: PEELER WALTER DALE						
GRANTEE: STATE ROAD 47 RENTA						
1239/0076	6/26/2012	WD	U	I	12	69,000
GRANTOR: WELLS FARGO BANK NATI						
GRANTEE: WALTER DALE & KATHR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 FOP= N8 W16 S8 E16$ W19 S12 FCP= W10 S20 E10 N20$S20 E3 FOP= S8 E18 N8 W18$ E21 N2 BAS= E16 N30 W16 S30$ N30$ PTR=N30 FUS= N20 W24 FOP= W10 S20 E10 N20$ S20 E24$ S30$.

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	0021	BARN,FR AE	0	0	12	28	336.00	UT	6.00	6.00	100	1993	1993	3	100	2,016	
2	0120	CLFENCE 4	0	0	0	0	40.00	UT	4.50	4.50	100	1993	1993	3	100	180	
3	0294	SHED WOOD/	0	0	5	6	30.00	UT	7.50	7.50	100	1993	1993	3	100	225	
4	0251	LEAN TO W/	0	0	10	28	280.00	UT	3.00	3.00	100	1993	1993	3	100	840	
5	0252	LEAN-TO W/	0	0	10	16	160.00	UT	2.00	2.00	100	1993	1993	3	100	320	
6	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 3,631

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	2.76	AC		1.00	1.00	0.70	16,000.00	11,200.00	30,912							

REVIEW DATE 01/23/2026 BY KS Total Acres: 2.76 Total Land Value: 30,912 Market: 0 Agricultural: 0 Common: 30,912 PRINTED 11/17/2026 BY SYS