LOT 2 BLOCK A SOUTHWOOD ACRES S/
ORB 630-735, 656-210.

ROCHE KENNETH R JR/ROCHE JUDY
P O BOX 2826
LAKE CITY, FL 32056

2027

36-4S-16-03345-000

BUILDING CHARACTERISTICS

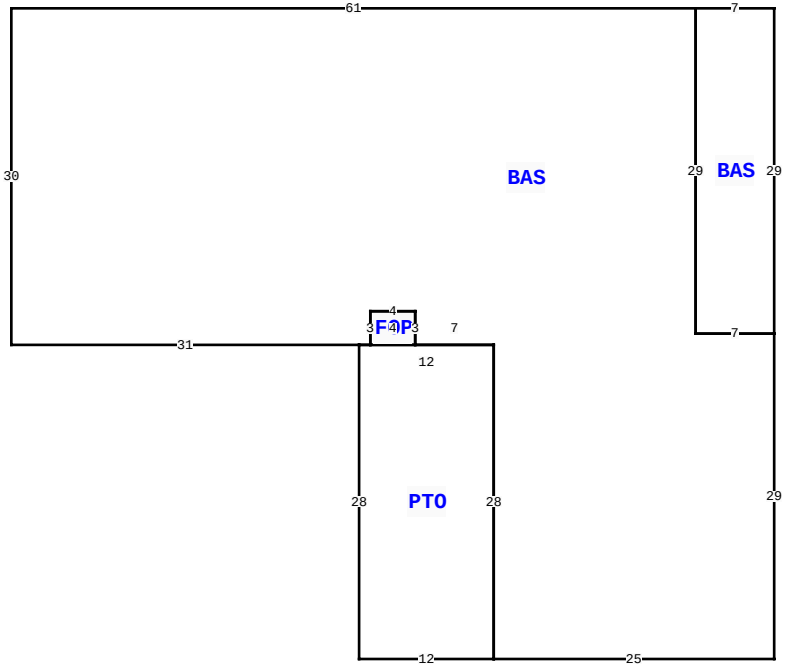
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	203	100		203	15,614
BAS	2,525	100		2,525	194,209
FOP	12	30		4	307
PTO	336	5		17	1,308
TOTALS	3,076			2,749	211,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,749	107.5730	118.33	325,289	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2728 HX Base Yr



187 SW SUNNYDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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		211,438
TOTAL MARKET OB/XF VALUE		49,468
TOTAL LAND VALUE - MARKET		45,540
TOTAL MARKET VALUE		306,446
SOH/AGL Deduction		114,149
ASSESSED VALUE		192,297
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		140,886
TOTAL JUST VALUE		306,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		310,288

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052404	Storage Building	12,720	02/20/2025
000047739	Roof Replacement	24,000	07/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0656/0210	7/01/1988	WD	Q	I		89,900
GRANTOR: THURSTON VIRGIL E &						
GRANTEE: ROCHE KENNETH R JR						
0630/0735	8/20/1987	WD	Q	I		75,000
GRANTOR: LESNETT WILLIAM R						
GRANTEE: THURSTON VIRGIL E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S30 E31 PTO= S28 E12 N28 W12$ E1 FOP= E4 N3 W4S3$ N3 E4 S3 E7 S28 E25 N29 BAS= N29 W7 S29 E7$ W7 N29$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	128.00	UT	7.50	7.50	50	1993	1993	3	50	480	
4	0166	CONC,PAVMT	0	100	16	279	4,464.00	UT	2.25	2.25	100	2009	2009	3	100	10,044	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
6	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
7	0030	BARN,MT	0	100	30	36	1.00	UT	13,608.00	13,608.00	100	2026	2025		100	13,608	
8	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	
9	0263	PRCH,USP	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2026	2025		100	2,500	

LAND DESCRIPTION

TOTAL OB/XF 49,468

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		A-1	0.00	0.00	2.53	AC		1.00	1.00	1.00	18,000.00	18,000.00	45,540							

REVIEW DATE 01/28/2026 BY KS Total Acres: 2.53 Total Land Value: 45,540 Market: 0 Agricultural: 0 Common: 45,540 PRINTED 11/17/2026 BY SYS