

LOT 48 ROLLING OAKS S/D.

JONES BRADLEY F
447 NW ARMADILLO LN
LAKE CITY, FL 32055

2025

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY

STANDARD

09-35-16-02049-148
3

735-19, 797-958, 809-1903, 958-2

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	BARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHING 100
Interior Wall	05	DRYVALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.1	100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		
WEIGHBORHOOD LOC	9316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2,466	235,868
FEP	384	80	307	29,364
FGR	528	55	290	27,738
FOP	204	30	61	5,834
UAT	240	10	24	2,295

TOTALS	3,822		3,148	301,100
--------	-------	--	-------	---------

EXTRA FEATURES

L N	OB/XF	DESCRIPTION	BUD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF VALUE	NOTES
1	0166	CONC, PAVMT	0	100	0	0										
2	0260	PAVEMENT-A	0	100	12540											
3	0169	FENCE/WOOD	0	100	0	0										
4	0120	CUPENCE 4	0	100	0	0										
5	0296	SHED METAL	0	100	18 25											
6	0327	STABLES-SH	0	100	0	0										

LAND DESCRIPTION

L N	USE	CLS	DESCRIPTION	CAP	D	R	LOC	FRONT	DEPTH	TOT LND UNITS	UNIT TYPE	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	1.00	1R	1.00	1.00	1.00	45,000.00	45,000.00	45,000							

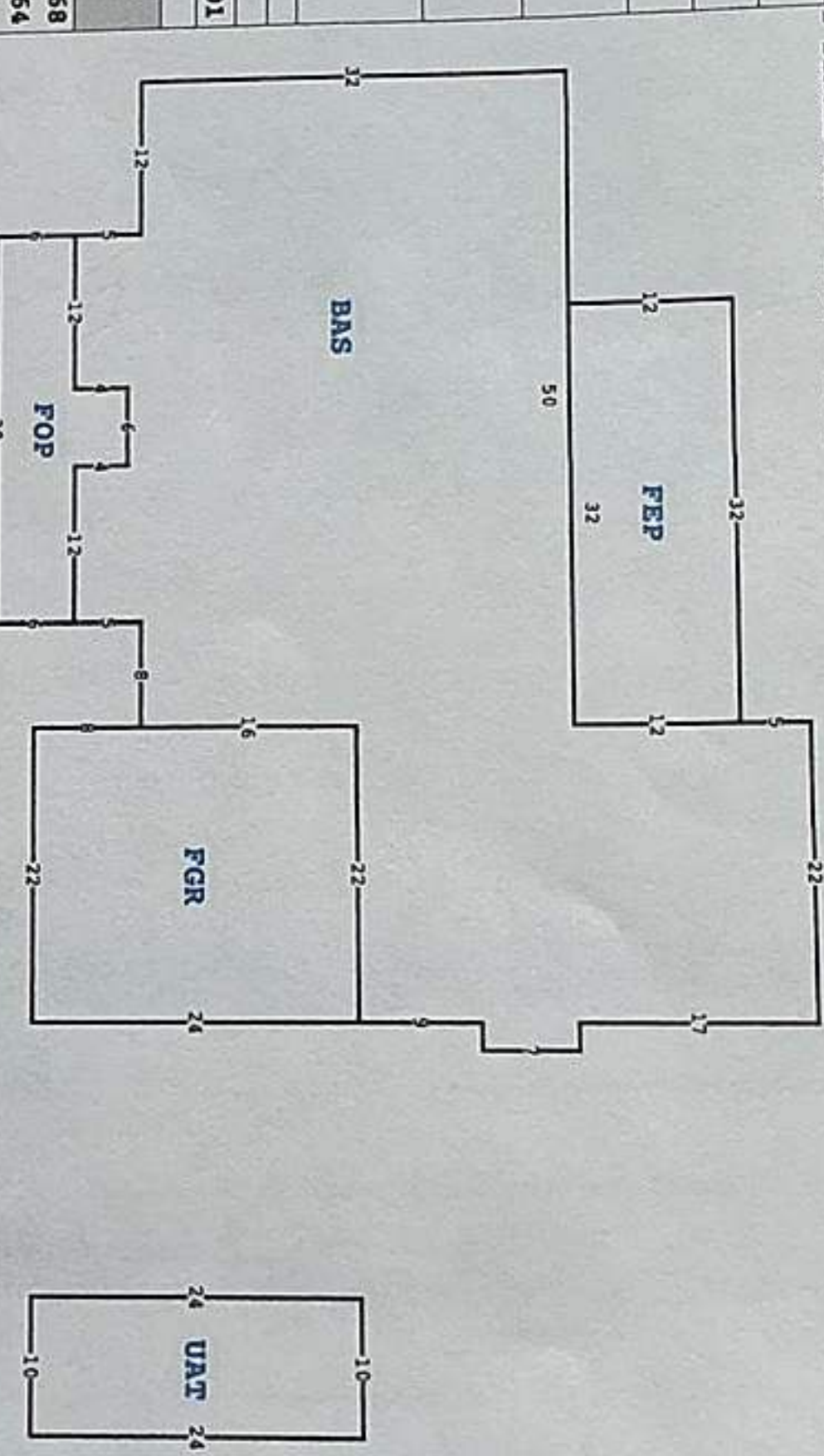
TOTAL OB/XF	16,652
TOTAL ADJ	45,000
REVIEW DATE	01/26/2023
BY	KS
Total Acres:	5.04
Total Land Value:	45,000
Market:	0
Agricultural:	0
Common:	45,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL COST NEW	AYB	EVB	ECON	FNCI	NORM	% COND
0100	01	3,148	113,8683	119.56	376,375	2003	2003	0	0	0	80.00

Heated Area: 2466

HX Base Yr 2024



SALES DATA

OFF RECORD Number	DATE	TYPE	Q	V	RSN	SALE PRICE
1465/2281	4/28/2022	WD	Q	I	01	429,000
GRANTOR: JONES BRADLEY F						
GRANTOR: WHITMAN BETTY MARION						
GRANTOR: JONES BRADLEY F						
GRANTOR: JOHN & KARYN CONGRESS						
GRANTEE: JAMES RICHARD & BET						
1417/1892	8/20/2020	WD	Q	I	01	324,900

BUILDING NOTES

BAS= W22 S5 FEP= W32 S12 E32 N12S S12 W50 S32 E12 S5 FOP= S6 E30 N6 W12 N4 W6 S4 W12S E12 N4 E6 S4 E12 N5 E8 FGR= S8 E22 E2 N7 W2 N17S.

BUILDING DIMENSIONS

BAS= W22 S5 FEP= W32 S12 E32 N12S S12 W50 S32 E12 S5 FOP= S6 E30 N6 W12 N4 W6 S4 W12S E12 N4 E6 S4 E12 N5 E8 FGR= S8 E22 E2 N7 W2 N17S.
