E DIV: LOT 6 BLOCK 5 GELBERGS RE
4 & 5 OAK PARK S/D.

RHYM CAROLYN D
249 SE MCCRAY AVE
LAKE CITY, FL 32025-5386

2026

00-00-00-13422-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

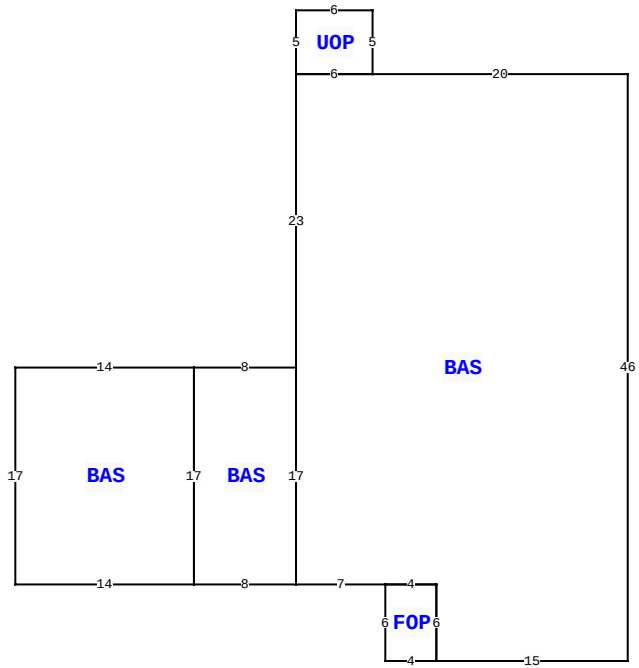
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	136	100		136	10,782
BAS	238	100		238	18,869
BAS	1,130	100		1,130	89,587
FOP	24	30		7	555
UOP	30	20		6	476
TOTALS	1,558			1,517	120,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,517	108.9000	121.97	185,028	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1504 HX Base Yr 2019



249 SE MCCRAY AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,268
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		9,068
TOTAL MARKET VALUE		130,236
SOH/AGL Deduction		44,444
ASSESSED VALUE		85,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,070
TOTAL JUST VALUE		130,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1311/2695	2/04/2016	WD	Q	I	01	59,000
GRANTOR: MARY A ANDERSON & MIC						
GRANTEE: CAROLYN D RHYM						
1105/2382	12/27/2006	WD	Q	I	06	30,000
GRANTOR: MARY A ANDERSON						
GRANTEE: MARY A ANDERSON & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N5 W6 S5 E6$ W6 S23 BAS= W8 BAS= W14 S17E14 N17$ S17 E8 N17$ S17 E7 FOP= S6 E4 N6 W4$ E4 S6 E15 N46$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 900

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		*RSF	-383.00	115.00	9,545.00	SF		1.00	1.00	1.00	0.95	0.95	9,068							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.22 Total Land Value: 9,068 Market: 0 Agricultural: 0 Common: 9,068 PRINTED 11/20/2025 BY SYS