

RAGANS BARRY/RAGANS LESLIE
2053 SW HALITIWANGER RD
LAKE CITY, FL 32024

2026



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	3
ELEMENT	CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	08	WD OR PLY 100					0800	02	1,626	113.5000	68.10	110,731	1992	2010	0	0	35.00	65.00	VALUATION BY					STANDARD				
Roof Structur	03	GABLE/HIP 100					1 MOBILE HME 100% - 2019 Heated Area: 1584 HX Base Yr 2019										Tax Group: 3 Tax Dist:											
Roof Cover	14	PREFIN MT 100															BUILDING MARKET VALUE					71,975						
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE					8,450						
Interior Floo	13	LAM/VNLPLK 50															TOTAL LAND VALUE - MARKET					33,040						
Interior Floo	14	CARPET 50															TOTAL MARKET VALUE					113,465						
Air Condition	03	CENTRAL 100															SOH/AGL Deduction					28,747						
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					84,718						
Bedrooms		3 100															TOTAL EXEMPTION VALUE					HX HB 50,722						
Bathrooms		2 100															BASE TAXABLE VALUE					33,996						
Stories	1.	1. 100															TOTAL JUST VALUE					113,465						
Architectual Units	01	CONV 100															NCON VALUE					0						
Condition Adj	03	03 100															INCOME VALUE											
Kitchen Adjus	01	01 100															PREVIOUS YEAR MKT VALUE					116,787						
XF0B:3:1: 1992 EAGL TRIPLE WIDE MH (INCLUDES 56X28																												
XF0B:2:1: 1992 EAGL TRIPLE WIDE MH (INCLUDES 20X14																												
SALE:2:1: LOT 15, NICELY ACRES																												
SALE:1:1: PARCEL 15 NICELY ACRES																												
PERMIT NUM					DESCRIPTION					AMT					ISSUED													
SALES DATA																												
OFF RECORD Number					DATE					TYPE INST		Q U		V I		RSN CD		SALE PRICE										
1369/2182					9/28/2018					WD		Q		I		01		87,000										
GRANTOR: LISA B FORD																												
GRANTEE: BARRY & LESLIE RAGA																												
1327/1374					12/14/2016					WD		U		I		12		100										
GRANTOR: FIRST FEDERAL BANK OF																												
GRANTEE: LISA B FORD																												
BUILDING NOTES																												
BUILDING DIMENSIONS																												
BAS= W20 S12 W6 S24 E35 FOP= S10 E12 N10 W12\$ E21 N24 W30 N12\$.																												