

COMM NE COR OF NW1/4 OF SE1/4,
RUN S 239.84 FT FOR POB, CONT
S 295.16 FT, W 295.16 FT, N

RAULERSON STEVE I/RAULERSON DEBRA C
226 NE HUMPHREY CT
LAKE CITY, FL 32055

2026

05-3S-17-04846-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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		03

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	68,144
FOP	168	30		50	3,837
FUS	888	100		888	68,144
UOP	288	20		58	4,451
UOP	288	20		58	4,451

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

L N	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	2010	2010	3	100	1,200
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	0.00	100	2010	2010	3	100	300
3	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	0.00	100	2010	2010	3	100	100

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	P
1	0100	C	SFR	100	

REVIEW DATE 01/29/2025 BY JS

MARKET ADJUSTMENTS														COLUMBIA COUNTY PROPERTY									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		PAGE 1 of 1									3
0100	01	1,942	105.4148	118.06	229,273	1981	1981	0	0	0	35.00	65.00		VALUATION SUMMARY									
1 SINGLE FAM 100% - 0														Heated Area: 1776									
														HX Base Yr									

226 NE HUMPHREY CT, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
1.00	UT	0.00	0.00	100	2010	2010	3	100	100	

TOTAL OB/XF													1,600	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
		0.00	0.00	2.00	AC		1.00	1.00	1.00	9,000.00	9,000.00			

Total Acres: 2.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000

VALUATION BY				STANDARD			
Tax Group: 3		Tax Dist:					
BUILDING MARKET VALUE				149,027			
TOTAL MARKET OB/XF VALUE				1,600			
TOTAL LAND VALUE - MARKET				18,000			
TOTAL MARKET VALUE				168,627			
SOH/AGL Deduction				75,746			
ASSESSED VALUE				92,881			
TOTAL EXEMPTION VALUE		HX HB		50,722			
BASE TAXABLE VALUE				42,159			
TOTAL JUST VALUE				168,627			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				168,627			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051968	Roof Replacement	7,700	01/03/2025

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES																							
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																							
BAS= W37 S24 E37 UOP= E12 N24 W12 S24\$ N24\$ PTR=N30 UOP= N24 W12 FUS= W37 FOP= W7 S24 E7 N24\$ S24 E37 N24\$ S24 E12\$ S30\$.																							