E 98 FT LOT 4 BLOCK 8 LAKE FORES
WD 1301-669, DC 1301-672, TD 149

RAWLEIGH LUCY J LIVING TRUST DATED OCTOBER 20, 200
370 SW RIDGEVIEW PL
LAKE CITY, FL 32024

2025

06-4S-17-07922-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

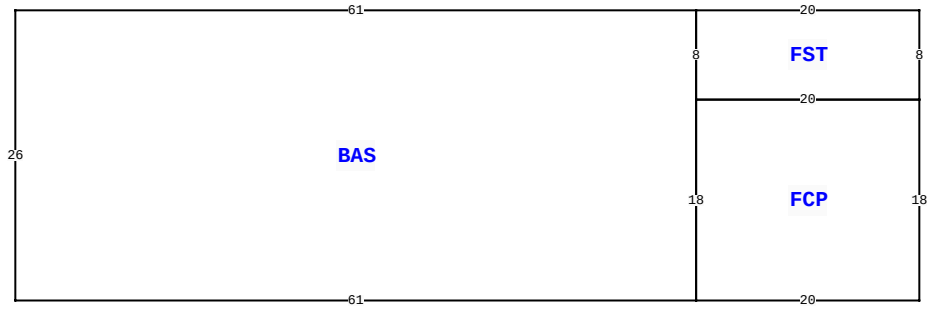
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100		1,586	135,667
FCP	360	25		90	7,699
FST	160	55		88	7,528
TOTALS	2,106			1,764	150,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,764	117.5020	131.60	232,142	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1586 HX Base Yr



554 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	150,892
TOTAL MARKET OB/XF VALUE	330
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	169,722
SOH/AGL Deduction	12,798
ASSESSED VALUE	156,924
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	156,924
TOTAL JUST VALUE	169,722
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
655	ADDN SFR	0	03/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/591	7/17/2023	TD	U	I	11	100
GRANTOR: RAWLEIGH LUCY J LIVIN						
GRANTEE: RAWLEIGH LUCY J LIV						
1301/0669	9/13/2015	WD	U	I	11	100
GRANTOR: LUCY J RAWLEIGH						
GRANTEE: LUCY J RAWLEIGH & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S26 E61 FCP= E20 N18 W20 S18$ N18 FST= E20 N8 W20 S8$ N8$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	290	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	40	

LAND DESCRIPTION

TOTAL OB/XF 330

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	0		*RSF-	298.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.28 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/11/2025 BY SYS