

COMM NW COR OF SW1/4 OF NE1/4, R
S 688 FT TO S R/W JONES CT, RUN
POB, CONT E 215 FT, S 195 FT, W

TRACY KYLE W/TRACY BRITTANY L
194 SW JUNE GLN
LAKE CITY, FL 32024

2026

06-5S-17-09136-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	04	SINGLE SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 6517.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	78,590
FCP	228	25		57	4,267
FOP	280	30		84	6,287
FST	72	55		40	2,994

TOTALS 1,630 1,231 92,138

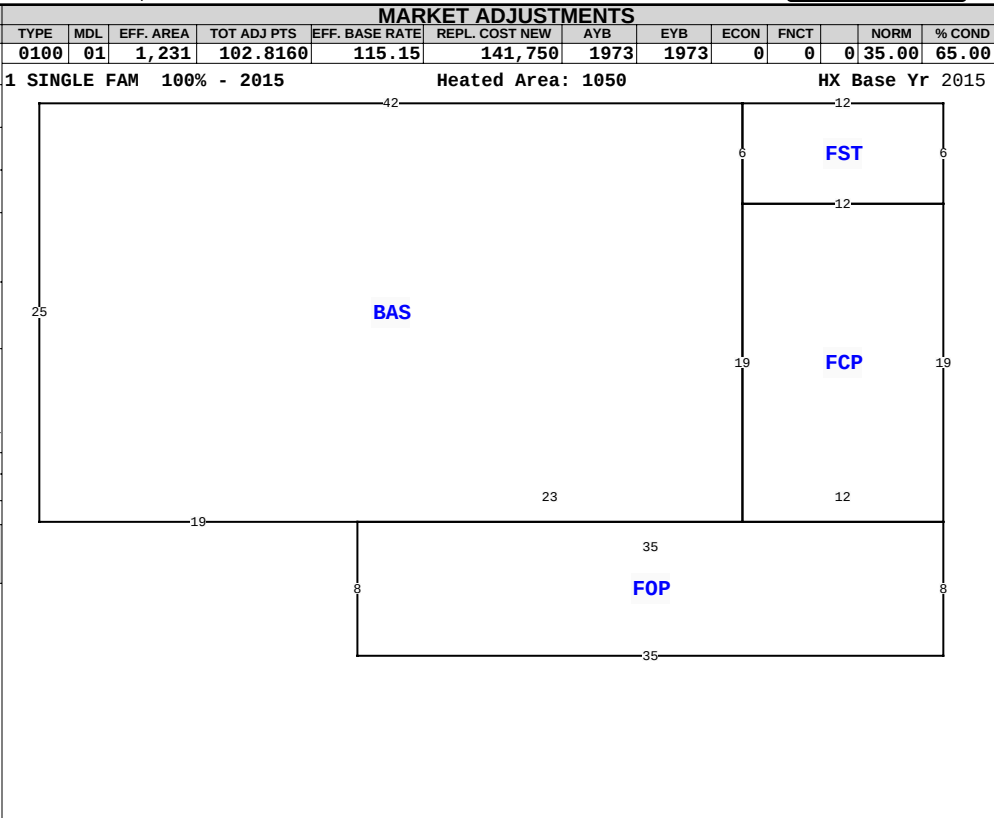
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0294	SHED WOOD/	0 100	15	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0 100	8	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
7	0060	CARPORT F	0 100	18	21	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
8	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

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

REVIEW DATE 07/25/2017 BY RP



194 SW JUNE GLN, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/08/2025 MLU

TOTAL OB/XF 4,100

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		92,138	
TOTAL MARKET OB/XF VALUE		4,100	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		116,238	
SOH/AGL Deduction		50,692	
ASSESSED VALUE		65,546	
TOTAL EXEMPTION VALUE		HX HB	40,546
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		116,238	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		116,238	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1279/1596	8/15/2014	WD U	I	I	11	100	
GRANTOR: RANDOLPH & KAREN TRAC							
GRANTEE: KYLE W & BRITTANY T							
1278/0745	7/14/2014	WD U	I	I	12	40,000	
GRANTOR: US BANK NATIONAL ASSO							
GRANTEE: RANDOLPH & KAREN TR							

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S25 E19 FOP= S8 E35 N8 W35\$ E23 FCP= E12 N19W12 S19\$ N19 FST= E12 N6 W12S6\$ N6\$.

Total Acres: 0.96 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/05/2025 BY SYS