

COMM NW COR OF NE1/4 OF SE1/4, R
FT, S 300.26 FT FOR POB, CONT S
W 1095.09 FT, N 402.24 FT, E 109

RAY SANDRA K/RAY ROGER A
196 SW JANET GLN
LAKE CITY, FL 32024

2026

06-6S-17-09615-003



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	17 MSNRY STUC 80
Exterior Wall	31 VINYL SID 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

Quality 05 05

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 02

NEIGHBORHOOD/LOC 6617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,360	100		3,360	266,287
FGR	768	55		422	33,445
FOP	756	30		227	17,990
FSP	120	40		48	3,804
FSP	432	40		173	13,710
FST	180	55		99	7,846
UDG	1,388	55		763	60,470
UOP	200	20		40	3,170

TOTALS 7,204 5,132 406,722

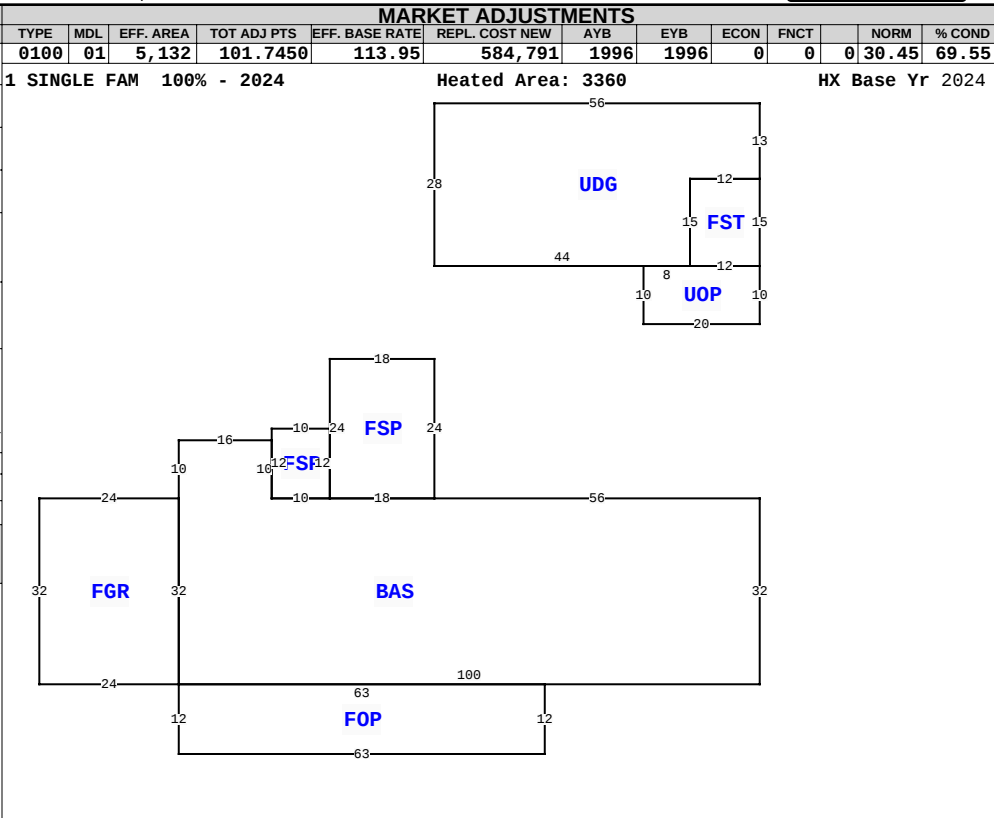
EXTRA FEATURES

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	1,095.00	UT	1.50	1.50	100	1996	1996	3	100	1,643	
3	0280	POOL R/CON	0 100	32	16	512.00	UT	52.50	52.50	100	1997	1997	3	40	10,752	
4	0166	CONC, PAVMT	0 100	0	0	381.00	UT	1.50	1.50	100	1997	1997	3	100	572	
5	0282	POOL ENCL	0 100	0	0	750.00	UT	15.00	15.00	100	1997	1997	3	40	4,500	
6	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0260	PAVEMENT-A	0 100	0	0	1,600.00	UT	1.10	1.10	100	1997	1997	3	100	1,760	
8	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	9,500.00	9,500.00	11,210							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.24	AC		1.00	1.00	1.00	280.00	280.00	2,027							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.24	AC		1.00	1.00	1.00	9,500.00	9,500.00	68,780							
5	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	9,500.00	9,500.00	4,750							

REVIEW DATE 10/03/2017 BY DF



256 SW JANET GLN, LAKE CITY

256 SW JANET GLN, LAKE CITY										XF DATE INC DATE		LAND DATE AG DATE		04/07/2025		MLU	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000								
1,095.00	UT	1.50	1.50	100	1996	1996	3	100	1,643								
512.00	UT	52.50	52.50	100	1997	1997	3	40	10,752								
381.00	UT	1.50	1.50	100	1997	1997	3	100	572								
750.00	UT	15.00	15.00	100	1997	1997	3	40	4,500								
1.00	UT	3,000.00	3,000.00	100			3	100	3,000								
1,600.00	UT	1.10	1.10	100	1997	1997	3	100	1,760								
1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000								

Total Acres: 9.92 Total Land Value: 27,487 Market: 68,780 Agricultural: 2,027 Common: 25,460

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	406,722
TOTAL MARKET OB/XF VALUE	25,227
TOTAL LAND VALUE - MARKET	94,240
TOTAL MARKET VALUE	459,436
SOH/AGL Deduction	0
ASSESSED VALUE	459,436
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	408,714
TOTAL JUST VALUE	526,189
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	532,329

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22840	M H	375	02/24/2005
12550	POOL	60	05/22/1997
12428	POOL	95	04/21/1997
001884	SFR	111,000	11/10/1988

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1533/1958	1/22/2025	LE	U	I	14
					SALE PRICE 100

GRANTOR: RAY ROGER A
GRANTEE: RAY ROGER A (ENH LE
1456/2624 1/13/2022 QC U I 11 450,000
GRANTOR: RAY SANDRA K
GRANTEE: RAY SANDRA K

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FSP= N24 W18 S24 E18\$ W18 FSP= N12 W10 S12 E10\$ W10 N10 W16 S10 FGR= W24 S32 E24 N32\$ S32 FOP= S12 E63N12 W63\$ E100 N32\$ PTR= N30 UOP= N10 FST= N15 W12 S15 E12\$ W12 UDG= N15 E12 N13 W56S28 E44 \$ W8 S10 E20\$ S30\$.

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