LOT 7 PARADISE ESTATES S/D.
AG 1374-373, WD 1416-2044,

RAULERSON JEFFERY TODD/RAULERSON CATHERINE ANNE
1183 NW HAMP FARMER RD
LAKE CITY, FL 32055

2026

07-2S-17-04677-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	04	04

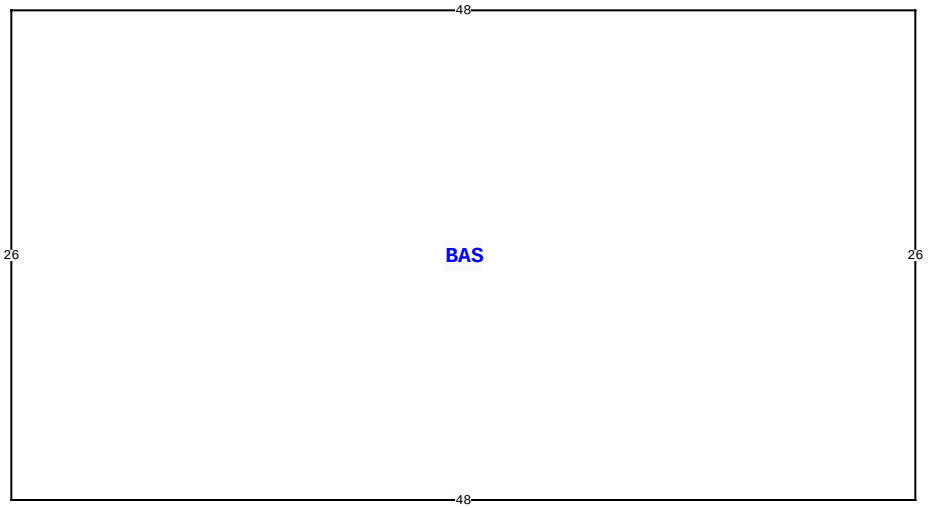
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	7217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	70,919
TOTALS	1,248			1,248	70,919

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,248	109.9150	103.32	128,943	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2019 Heated Area: 1248 HX Base Yr 2019



1183 NW HAMP FARMER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		70,919
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		117,919
SOH/AGL Deduction		56,360
ASSESSED VALUE		61,559
TOTAL EXEMPTION VALUE	HX HB	36,559
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,919
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34741	M H	689	12/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1416/2044	7/28/2020	WD	U	I	30	155,000
GRANTOR: CHRIS BULLARD & AUDRE						
GRANTEE: COLUMBIA LAND MAINT						
1374/0373	10/24/2016	AG	U	V	21	50,000
GRANTOR: A S BULLARD AS TRUSTE						
GRANTEE: JEFFERY TODD & CATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S26 E48 N26$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/08/2019 BY GM Total Acres: 5.03 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 10/03/2025 BY SYS