LOT 2 GRASSLAND ACRES S/D.
709-824 (UNREC DC ON MARY MAGALI

RICHTER PAUL M/RICHTER PAMELA B
249 SW GRASSLAND WAY
LAKE CITY, FL 32024

2026

07-5S-16-03487-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

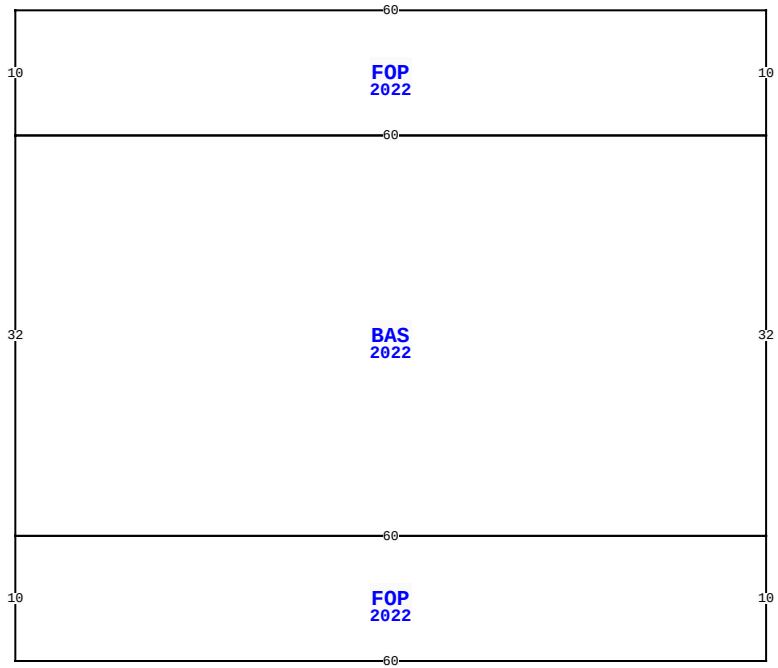
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	7516.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2022	1,920	231,930
FOP	600	30	2022	180	21,743
FOP	600	30	2022	180	21,743
TOTALS	3,120			2,280	275,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	112.3500	125.83	286,892	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1920 HX Base Yr 2022



249 SW GRASSLAND WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,416
TOTAL MARKET OB/XF VALUE		31,800
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		345,716
SOH/AGL Deduction		35,720
ASSESSED VALUE		309,996
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		254,274
TOTAL JUST VALUE		345,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,585

BLDG:1:1: AMER MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048362	Storage Building	4,200	10/09/2023
000042203	Remodel	15,000	06/23/2021
39601	SFR	0	04/14/2020
36053	PUMP/UTPOL	50	12/01/2017
13637	M H	125	02/12/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1333/1920	3/29/2017	WD	Q	I	01	27,000
GRANTOR: RYAN TENNEBOE						
GRANTEE: PAUL M & PAMELA B R						
1250/0565	2/28/2013	WD	U	I	11	100
GRANTOR: BALDWIN FLETCHER						
GRANTEE: RAYN TENNEBOE						

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	7,500.00	7,500.00	100	2024	2023		100	7,500	
4	0030	BARN,MT	0	100	0	0	1.00	UT	10,500.00	10,500.00	100	2024	2023		100	10,500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,500.00	4,500.00	100	2024	2023		100	4,500	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=60,20] S32 E60 N32 W60 $
FOP=[YR=2022;ORIG=60,10] S10 E60 N10 W60 $
FOP=[YR=2022;ORIG=60,52] S10 E60 N10 W60 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,800

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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.70	55,000.00	38,500.00	38,500							

REVIEW DATE 01/09/2024 BY JB Total Acres: 5.07 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2025 BY SYS