BEG AT SE COR OF NE1/4 OF SE1/4
RUN N 512.95 FT, W 199.61 FT, N
199.61 FT, N 96.15 FT TO S R/W C

GRAVES CYNTHIA D
256 SW LEON SAULS LOOP
LAKE CITY, FL 32025

2026

09-5S-17-09174-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		2 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	06	06

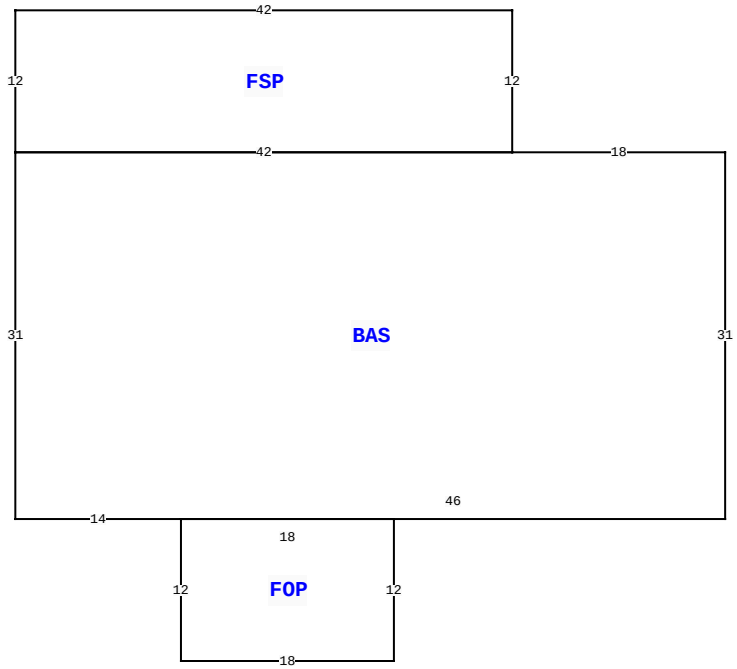
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9517.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	173,746
FOP	216	35		76	7,099
FSP	504	40		202	18,869
TOTALS	2,580			2,138	199,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,138	130.7550	122.91	262,782	2014	2014	0	0	0	24.00	76.00

1 MANUF 1 100% - 2016 Heated Area: 1860 HX Base Yr 2016



256 SW LEON SAULS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,714
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		130,590
TOTAL MARKET VALUE		215,997
SOH/AGL Deduction		111,421
ASSESSED VALUE		104,576
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,854
TOTAL JUST VALUE		333,804
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32927	M H	590	04/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/883	4/20/2022	LE	U	I	14	100
GRANTOR: GRAVES CYNTHIA S AKA						
GRANTEE: HOLCOMBE HANNAH						
1235/2265	5/23/2012	WD	U	V	30	100
GRANTOR: CYNTHIA S GRAVES & ET						
GRANTEE: CYNTHIA D GRAVES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N12 W42S12 E42$ W42 S31 E14 FOP= S12 E18 N12 W18$ E46 N31$.

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	0040	BARN,POLE	0	100	30	40	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.51	AC		1.00	1.00	1.00	280.00	280.00	3,783							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	121,590							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							

REVIEW DATE 07/31/2017 BY BC Total Acres: 14.51 Total Land Value: 12,783 Market: 121,590 Agricultural: 3,783 Common: 9,000 PRINTED 11/10/2025 BY SYS