

COMM 575.07 FT W OF NE COR OF
SE1/4 OF SW1/4 FOR POB, RUN S
220 FT, W 220 FT, N 220 FT, E

JULIAO RAFAEL
612 SW PRAIRIE ST
LAKE CITY, FL 32024

2026

10-4S-16-02860-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	10416.020	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,850	100
FOP	24	30
FST	114	55
PTO	330	5
TOTALS	2,318	1,936

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,936	114.0720	127.76	247,343	1975	1975	0	0	0	35.00	65.00
1 SINGLE FAM			100% - 2015		Heated Area: 1850				HX Base Yr 2015			
The diagram shows a property layout with four labeled areas: BAS (Basement), FOP (Front Porch), FST (Front Street Terrace), and PTO (Patio). The dimensions are as follows: BAS is 38 units wide and 28 units high. FOP is 8 units wide and 3 units high. FST is 19 units wide and 6 units high. PTO is 33 units wide and 19 units high. The overall dimensions of the property are 25 units wide and 22 units high. The layout includes a main rectangular area (BAS) with a smaller rectangular area (FOP) attached to the top center. A smaller rectangular area (FST) is attached to the bottom left, and a larger rectangular area (PTO) is attached to the bottom right. The dimensions are indicated by lines and numbers along the edges of the shapes.												
612 SW PRAIRIE ST, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1	3
VALUATION SUMMARY						
VALUATION BY			STANDARD			
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE			160,773			
TOTAL MARKET OB/XF VALUE			10,938			
TOTAL LAND VALUE - MARKET			13,000			
TOTAL MARKET VALUE			184,711			
SOH/AGL Deduction			72,006			
ASSESSED VALUE			112,705			
TOTAL EXEMPTION VALUE			HX HB		50,722	
BASE TAXABLE VALUE			61,983			
TOTAL JUST VALUE			184,711			
NCON VALUE			0			
INCOME VALUE						
PREVIOUS YEAR MKT VALUE			184,711			

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
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1985	1985
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	600.00	600.00	75	1993	1993
3	0166	CONC, PAVMT	0 100	24	28	672.00	UT	3.00	3.00	75	2007	2007
4	0031	BARN, MT AE	0 100	24	36	864.00	UT	12.00	12.00	75	2007	2007

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
1	0100	C	SFR	100		A-1	210.00	0.00	1.00	AC		1.00
TOTAL OB/XF 10,938												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	210.00	0.00	1.00	AC		1.00