LOT 19 MAY-FAIR S/D UNIT 2.
923-2117, WD 1387-1949,

RAULERSON ALYSE ELIZABETH/FOX DENNIS WAYNE
246 SW COURTESY WAY
LAKE CITY, FL 32024

2026

11-4S-16-02911-219

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

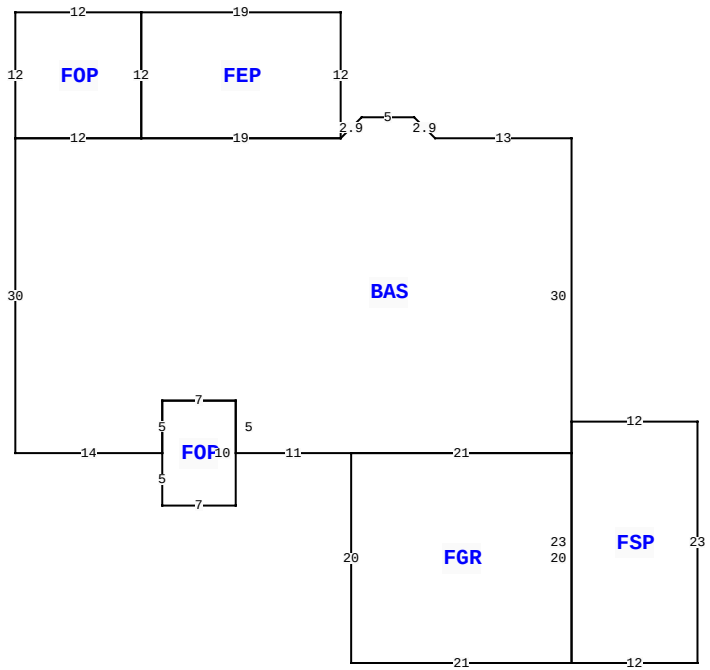
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	11416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	166,556
FEP	228	80		182	19,320
FGR	420	55		231	24,522
FOP	70	30		21	2,229
FOP	144	30		43	4,565
FSP	276	40		110	11,677
TOTALS	2,707			2,156	228,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	113.0050	126.57	272,885	2001	2010	0	0	0	16.13	83.87

1 SINGLE FAM 100% - 2020 Heated Area: 1569 HX Base Yr 2020



246 SW COURTESY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,869
TOTAL MARKET OB/XF VALUE		5,798
TOTAL LAND VALUE - MARKET		33,600
TOTAL MARKET VALUE		268,267
SOH/AGL Deduction		75,774
ASSESSED VALUE		192,493
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,771
TOTAL JUST VALUE		268,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18220	ADDN SFR	65	04/30/2001
17608	SFR	242	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1387/1949	6/26/2019	WD	Q	I	01	190,500
GRANTOR: EDWARD & DEBORA HALL						
GRANTEE: ALYSE E RAULERSON &						
0923/2117	4/02/2001	WD	Q	I		98,000
GRANTOR: P GIEBEIG						
GRANTEE: EDWARD & DEBORA HAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 L2 U2 W5 D2 L2 FEP= N12 W19 S12 E19$ W19 FOP= N12 W12 S12 E12$ W12 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E11 FGR= S20 E21FSP= N23 E12 S23 W12$ N20 W21$ E21 N30$.

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	0294	SHED WOOD/	0	100	10	14	140.00	UT	5.50	5.50	100	2001	2001	3	100	770	
2	0166	CONC,PAVMT	0	100	0	0	1,936.00	UT	1.50	1.50	100	2001	2001	3	100	2,904	
3	0296	SHED METAL	0	100	10	12	120.00	UT	11.00	11.00	70	2009	2009	3	70	924	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 5,798

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.96	35,000.00	33,600.00	33,600							

REVIEW DATE 11/08/2023 BY JB Total Acres: 1.02 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/18/2025 BY SYS