

LOT 29 & 30 HI-DRI ACRES S/D UNI
349-579, 674-447, 675-493, FJ 76

HALL JOHN QUINCY
306 SW RAVEN LN
LAKE CITY, FL 32024

2026

15-5S-16-03626-029

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	03	03
DOR CODE	0200MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	10,469
UOP	160	25		40	453
TOTALS	1,084			964	10,922

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	0	8	8	64.00	UT	5.00	5.00	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	1.50	AC	
2	0000	C	VAC RES	0			0.00	0.00	1.50	AC	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	964	94.4100	56.65	54,611	1990	1990	0	0	50	60.00	20.00
1 MOBILE HME 0% - 2021												
Heated Area: 924 HX Base Yr												
20 8 8 20 47 19 14 14 66 UOP BAS												
306 SW RAVEN LN, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/07/2025 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				10,922			
TOTAL MARKET OB/XF VALUE				7,996			
TOTAL LAND VALUE - MARKET				45,000			
TOTAL MARKET VALUE				63,918			
SOH/AGL Deduction				14,366			
ASSESSED VALUE				49,552			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				49,552			
TOTAL JUST VALUE				63,918			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				63,918			