LOT 2 BLOCK 1 RUBY PARK S/D.
QC 1242-2302,

LARSON JOHNNY/LARSON LAVERNE
216 SW YOUNG PL
LAKE CITY, FL 32055

**2026**

**20-3S-17-05433-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

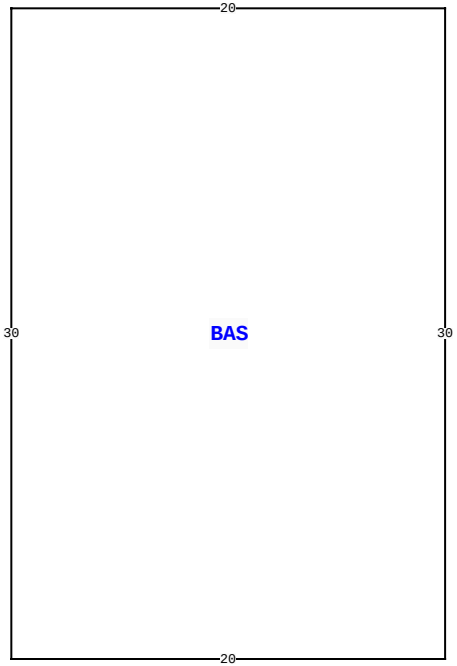
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Quality | 04 | 04 |
| DOR CODE | 1700 | OFFICE BLD 1STY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 20317.080 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 600 | 100 | | 600 | 20,682 |
| TOTALS | 600 | | | 600 | 20,682 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4900 | 04 | 600 | 93.1665 | 68.94 | 41,364 | 1955 | 1955 | 0 | 0 | 0 | 50.00 | 50.00 |

1 OFFICE LOW 0% - 0 Heated Area: 600 HX Base Yr




1790 N US HIGHWAY 441 , LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 20,682 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 5,728 |
| TOTAL MARKET VALUE | 26,410 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 26,410 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 26,410 |
| TOTAL JUST VALUE | 26,410 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 26,410 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1242/2302 | 10/08/2012 | QC | U | I | 11 | 100 |

GRANTOR: JOHNNY WINSTON & LAVE

GRANTEE: JOHNNY& LAVERNE LAR

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 S30 E20 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1700 | C | 1STORY OFF | 0 | | 00 | 65.00 | 117.00 | 7,637.00 | SF | | 1.00 | 1.00 | 1.00 | 0.75 | 0.75 | 5,728 | | | | | | | |

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.18 Total Land Value: 5,728 Market: 0 Agricultural: 0 Common: 5,728 PRINTED 11/10/2025 BY SYS