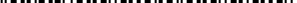


RANCKEN JOHN T II/RANCKEN CHARLES DANIEL
285 NW BERT AVE
LAKE CITY, FL 32055-5147

2025



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	15	CONC BLOCK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	NORM	% COND	2											
Exterior Wall	03	15	GABLE/HIP 100	0100	01	2,468	88.4822	99.10	244,579	1979	1979	0	0	0	35.00	65.00		2											
Roof Structur	03	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 2016														2											
Roof Cover	05	05	DRYWALL 100	Heated Area: 2110														2											
Interior Wall	14	14	CARPET 90	HX Base Yr 2016														2											
Interior Floo	08	08	SHT VINYL 10															2											
Interior Floo	03	03	CENTRAL 100															2											
Air Condition	04	04	AIR DUCTED 100															2											
Heating Type																		2											
Bedrooms																		2											
Bathrooms																		2											
Frame	01	01	NONE 100															2											
Stories	1.	1.	100															2											
Architectual	05	05	CONV 100															2											
Units	0	0	100															2											
Condition Adj	02	02	100															2											
Kitchen Adjus	01	01	100															2											
Quality	04	04																2											
DOR CODE	5000	5000	IMPROVED AG															2											
MAP NUM			MKT AREA	01															2										
NEIGHBORHOOD/LOC	21316.020	21316.020	1.00/															2											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE															2									
BAS	2,110	100		2,110	135,916															2									
FCP	462	25		116	7,472															2									
FOP	90	30		27	1,739															2									
FOP	432	30		130	8,374															2									
FST	154	55		85	5,476															2									
TOTALS	3,248			2,468	158,976															2									
EXTRA FEATURES										285 NW BERT AVE, LAKE CITY										2									
L N	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	2												
1	0180	FPLC 1STRY	0100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000		2												
2	0296	SHED METAL	0100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	500		2												
3	0294	SHED WOOD/	0100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600		2												
4	0294	SHED WOOD/	0100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100		2												
5	0040	BARN, POLE	0100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300		2												
6	0166	CONC, PAVMT	0100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300		2												
7	0252	LEAN-TO W/	0100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600		2												
																	2												
																	2												
																	2												
LAND DESCRIPTION										TOTAL OB/XF 5,400										2									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	2				
1	0100	C	SFR	100		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	27,000								2				
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115								2				
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	63,000								2				
																									2				
																									2				
																									2				
																									2				
REVIEW DATE 02/08/2023 BY KS Total Acres: 10.00 Total Land Value: 30,115 Market: 63,000 Agricultural: 3,115 Common: 27,000 PRINTED 06/24/2025 BY SYS																													