

LOT 4 WINGATE ESTATES.
1063-1496, WD 1165-915, WD 1327-

RAULERSON BLAKE/RAULERSON SARAH
183 SW GRANITE CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-204



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,815	100
FGR	440	55
FOP	114	30
FOP	126	30
FSP	117	40
TOTALS	2,612	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,176	125.4528	140.51	305,750	2018	2018	0	0	0	7.00	93.00	
1 SINGLE FAM 100% - 2020 Heated Area: 1815 HX Base Yr 2020													
183 SW GRANITE CT, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/03/2025 MLU													

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	Q % COND
1	0166	CONC, PAVMT	0 100	0	0	1,612.00	UT	2.00	2.00	100	2018	2018	3 100
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3 100
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3 100
4	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	75

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	100		PRD	0.00	0.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		284,348	
TOTAL MARKET OB/XF VALUE		11,424	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		330,772	
SOH/AGL Deduction		105,956	
ASSESSED VALUE		224,816	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		174,094	
TOTAL JUST VALUE		330,772	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		334,129	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042451	Electrical Servic	2,345	07/30/2021
36227	SFR	887	01/22/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2101	6/30/2025	WD	Q	I	01	394,000
GRANTOR: SLADE FRANK						
GRANTEE: RAULERSON BLAKE						
1380/0382	3/11/2019	WD	Q	I	01	227,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: FRANK & KATHY SLADE						

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W13 W42 S33 E22 E33 N33 \$ FGR=[ORIG=-55,33] S20 E22 N20 W22 \$ FOP=[ORIG=-13,0] N9 W14 S9 E14 \$ FOP=[ORIG=-33,33] S5 E13 S2 E7 N7 W20 \$ FSP=[YR=2025;ORIG=-13,-9] E13 S9 W13 N9 \$													