LOT 34 BLOCK C WISE ESTATE S/D

WD 1017-499, WD 1044-1118, WD 10

RANKIN SAMANTHA M/RANKIN WILLIAM GREGG II
218 SW PLATEAU GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-164

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

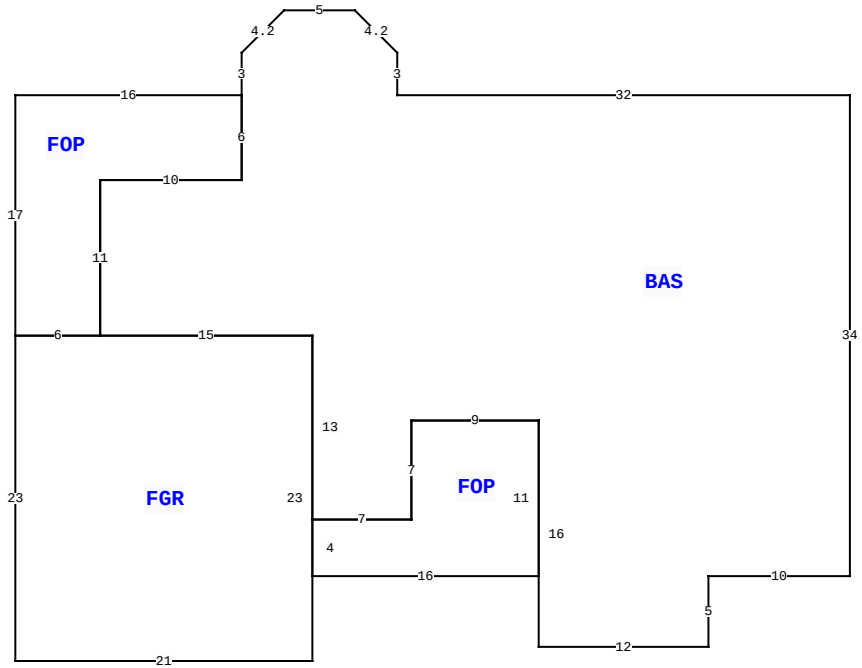
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100		1,477	192,589
FGR	483	55		266	34,684
FOP	127	30		38	4,955
FOP	162	30		49	6,389
TOTALS	2,249			1,830	238,617

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,830	129.3600	144.88	265,130	2005	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1477 HX Base Yr 2023



218 SW PLATEAU GLN, 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		238,617
TOTAL MARKET OB/XF VALUE		4,788
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		278,405
SOH/AGL Deduction		11,878
ASSESSED VALUE		266,527
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,805
TOTAL JUST VALUE		278,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043166	Roof Replacement	17,080	11/15/2021
23257	SFR	490	06/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1465/564	4/25/2022	WD	Q	I	01	286,900
GRANTOR: BENNEFIELD JAMES BRAN						
GRANTEE: WHEELER SAMANTHA M						
1249/1674	2/08/2013	WD	U	I	38	115,000
GRANTOR: MARK C VAN ARSDALE						
GRANTEE: JAMES BRANDON BENNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N3 L3 U3 W5 D3 L3 S3 FOP= W16 S17 E6 N11 E10 N6$ S6 W10 S11 FGR= W6 S23 E21 N23 W15$ E15 S13 FOP= S4 E16 N11 W9 S7 W7$ E7 N7 E9 S16 E12 N5 E10 N34$.

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	0166	CONC,PAVMT	0	100	0	0	1,115.00	UT	2.50	2.50	100	2005	2005	3	100	2,788	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 4,788

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS