BEG SE COR OF N1/2 OF SW1/4 OF S
FT, W 345 FT, S 180 FT, E 345 FT
A PARCEL OF LAND 30 FT IN WIDTH,

PATRIOTIS VASILIOS THEMISTOCLES/PATRIOTIS BRITTANY
464 SW RANDALL TER
LAKE CITY, FL 32024

2026

24-4S-16-03115-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

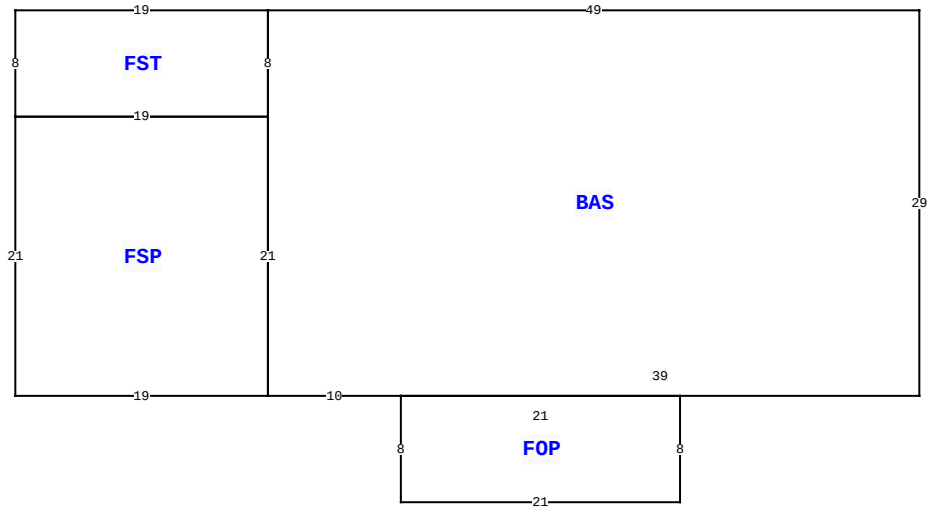
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	151,827
FOP	168	30		50	5,342
FSP	399	40		160	17,096
FST	152	55		84	8,975
TOTALS	2,140			1,715	183,239

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	127.2000	142.46	244,319	1977	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 1421 HX Base Yr 2022



464 SW RANDALL TER, 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		183,239
TOTAL MARKET OB/XF VALUE		2,050
TOTAL LAND VALUE - MARKET		14,260
TOTAL MARKET VALUE		199,549
SOH/AGL Deduction		20,367
ASSESSED VALUE		179,182
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		128,460
TOTAL JUST VALUE		199,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,992

LAND:1:1: 1.24 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1435/2740	4/19/2021	WD	Q	I	01	175,000
GRANTOR: LEBOSS RYAN TODD						
GRANTEE: PATRIOTIS VASILIOS						
1434/1770	4/10/2021	QC	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 S8 S21 E10 E39 N29 $
FSP=[ORIG=-49,8] W19 S21 E19 N21 $
FOP=[ORIG=-39,29] S8 E21 N8 W21 $
FST=[ORIG=-49,0] W19 S8 E19 N8 $
.

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	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,050

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-1	30.00	0.00	1.24	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,260							

REVIEW DATE 02/18/2025 BY JB Total Acres: 1.24 Total Land Value: 14,260 Market: 0 Agricultural: 0 Common: 14,260 PRINTED 10/02/2025 BY SYS