COMM INTERS S LINE OF SEC & E R/
ST, RUN N 679.25 FT TO SW COR OF
POB, RUN N ALONG E LINE RANDALL

EZELL LINDA M
465 SW RANDALL TER
LAKE CITY, FL 32024

2026

24-4S-16-03116-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

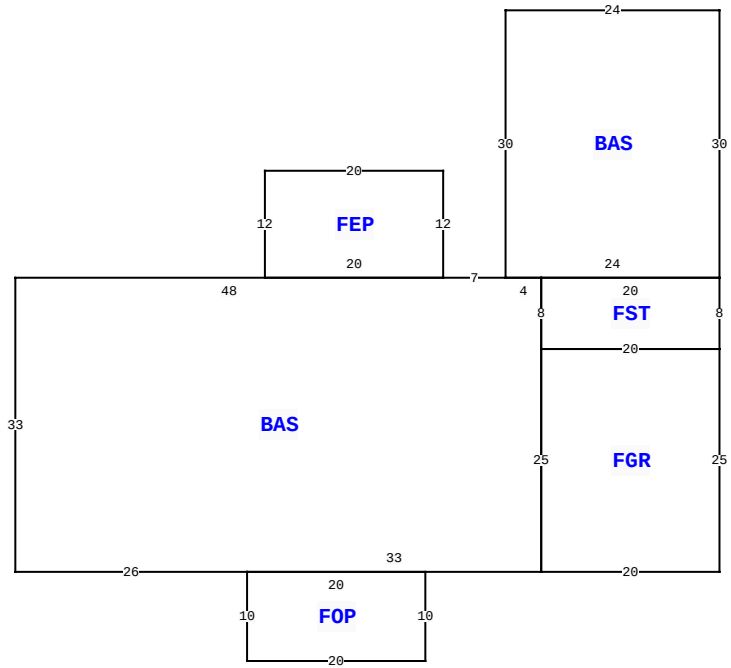
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	720	100		720	55,173
BAS	1,947	100		1,947	149,196
FEP	240	80		192	14,713
FGR	500	55		275	21,073
FOP	200	30		60	4,597
FST	160	55		88	6,743
TOTALS	3,767			3,282	251,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,282	105.2600	117.89	386,915	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2667 HX Base Yr 2000



465 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,495
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		277,235
SOH/AGL Deduction		105,842
ASSESSED VALUE		171,393
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		115,671
TOTAL JUST VALUE		277,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19504	ADDN SFR	142	05/03/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1490/2068	5/17/2023	WD	U	I	11	100
GRANTOR: EZELL LINDA M						
GRANTEE: EZELL LINDA M						
1451/1815	9/30/2021	WD	U	I	11	100
GRANTOR: EZELL LINDA M						
GRANTEE: EZELL LINDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FEP= N12 W20 S12 E20$ W48 S33 E26 FOP= S10 E20N10 W20$ E33 FGR= E20 N25 W20S25$ N25 FST= E20 N8 BAS= N30 W24 S30 E24$ W20 S8$ N8 W4$.

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	1993	1993	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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-	171.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/18/2025 BY JB Total Acres: 0.67 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS