COMM INTERS S LINE OF SEC & E LI
TERR, RUN N ALONG R/W 337.91 FT
CONT N 170.67 FT, E 170 FT, S 17

FERRIS JAN
493 SW ACE LANE
LAKE CITY, FL 32025

2026

24-4S-16-03116-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

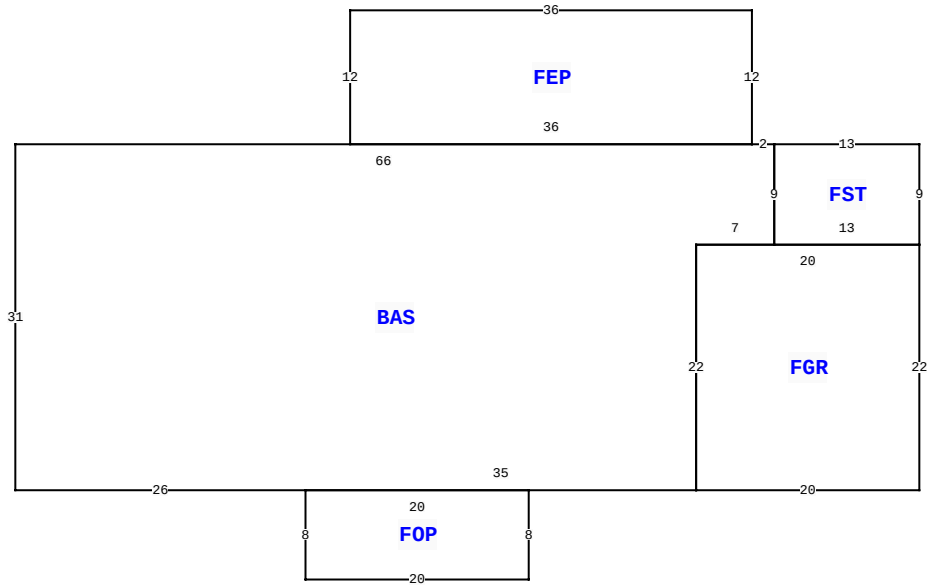
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,954	100		1,954	155,409
FEP	432	80		346	27,519
FGR	440	55		242	19,247
FOP	160	30		48	3,817
FST	117	55		64	5,090
TOTALS	3,103			2,654	211,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,654	109.2480	122.36	324,743	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1954 HX Base Yr



403 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	211,083
TOTAL MARKET OB/XF VALUE	2,625
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	236,208
SOH/AGL Deduction	0
ASSESSED VALUE	236,208
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,208
TOTAL JUST VALUE	236,208
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,208

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046200	Roof Replacement	20,165	01/04/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/0072	7/19/2013	TD	Q	I	01	115,000
GRANTOR: GEORGE C BAYLESS & GE						
GRANTEE: JAN FERRIS						
0616/0194	2/25/1987	WD	Q	I		66,500
GRANTOR: BUNDAY						
GRANTEE: BAYLESS						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N12 W36 S12 E36$ BAS= W66 S31 E26 FOP= S8 E20 N8 W20$
E35 FGR= E20 N22 W20 S22$ N22E7 FST= E13 N9 W13 S9$ N9 W2$.

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	225	

LAND DESCRIPTION

TOTAL OB/XF 2,625

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	0		RSF-	1171.00	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