

COMM INTERS S LINE OF SEC & E
LINE RANDALL ST, RUN N 167.24
FT FOR POB, CONT N 185.67 FT,

CHRISTIE JULIAN W JR/CHRISTIE CONNIE T
373 SW RANDALL TERRACE
LAKE CITY, FL 32024-8918

2026

24-4S-16-03116-022



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	11	CLAY TILE 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
BAS	176	100
BAS	1,675	100
FGR	529	55
FOP	108	30
FOP	250	30
FST	156	55
PTO	120	5
TOTALS	3,014	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,341	111.7440	125.15	292,976	1983	1983	0	0	0 35.00	65.00	
1 SINGLE FAM			100% - 0		Heated Area: 1851			HX Base Yr				
The floor plan diagram shows a building layout with several rooms and corridors. The rooms are labeled in blue text: FST (Front Staircase), FGR (Front Garage), FOP (Front Office), BAS (Bathroom), PTO (Pantry), and FOP (Front Office). The dimensions are indicated by numbers along the walls and corridors. The overall layout is rectangular with a central corridor and several rooms branching off. The dimensions are as follows: FST (12x13), FGR (23x23), FOP (10x10), BAS (16x16), PTO (12x12), and FOP (12x12). The overall dimensions of the building are 33x31.												

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993
4	0252	LEAN-TO W/	0	100	19	20	380.00	UT	2.00	2.00	50	1993	1993
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	75	1993	1993
6	0210	GARAGE U	0	100	22	24	528.00	UT	18.00	18.00	75	1993	1993

TOTAL OB/XF													
11,018													
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		RSF	1171.00	170.00	1.00	LT		1.00	1.00

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		RSF	1171.00	170.00	1.00	LT		1.00	1.00

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1	0100	C	SFR	100		RSF	1171.00	170.00	1.00	LT		1.00	1.00

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		190,434	
TOTAL MARKET OB/XF VALUE		11,018	
TOTAL LAND VALUE - MARKET		223,500	
TOTAL MARKET VALUE		223,952	
SOH/AGL Deduction		99,225	
ASSESSED VALUE		124,727	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		74,005	
TOTAL JUST VALUE		223,952	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		223,952	

SALE:2:1: S 15 FT LOT 9 & LOT 10 BLK E, PICCADILLY			
SALE:1:1: LOT 10 BLK E PICCADILLY PARK			
LAND:1:1: 0.67 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0767/1693	11/18/1992	WD	Q	I		65,000	
GRANTOR: THOMAS N PETTY							
GRANTEE: JULIAN CHRISTIE							
0755/2339	2/04/1992	WD	Q	I		65,500	
GRANTOR: JAMES L BRADFORD							
GRANTEE: THOMAS PETTY							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W33 BAS= N16 W11 S16 E11\$ W11 FOP= N12 W9 S12 E9\$ W9 PTO= N12 W10 S12 E10\$ W12 FST= W13 S12 E13 N12\$ S12 FGR= W13 S23 E23 N23 W10\$ E10 S13 FOP= S10 E25 N10W25\$ E25 S6 E30 N31\$.													