

COMM SW COR OF SE1/4 OF SW1/4,
CUN S 165.44 FT, E 220 FT, N
170.67 FT FOR POB, CONT N

WISMAN ROBERT F
339 SW RANDALL TER
LAKE CITY, FL 32024

2026

24-4S-16-03116-023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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		06
NEIGHBORHOOD/LOC	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100		1,544	136,209
FGR	400	55		220	19,408
FOP	144	30		43	3,793
FOP	256	30		77	6,793
FST	128	55		70	6,175
TOTALS	2,472			1,954	172,378

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	0020	BARN, FR	0 100	24	44	1,056.00	UT	14.00	14.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-	1171.00	170.00	1.00

REVIEW DATE 02/18/2025 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,954	121.1760	135.72	265,197	1977	1990	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2006 Heated Area: 1544 HX Base Yr 2006												
339 SW RANDALL TER, LAKE CITY												

TOTAL OB/XF 17,584												
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	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	100	1993	1993
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993
4	0020	BARN, FR	0 100	24	44	1,056.00	UT	14.00	14.00	100	2006	2006

TOTAL OB/XF 17,584												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	% COND
1	0100	C	SFR	100		RSF-	1171.00	170.00	1.00	LT		1.00

Total Acres: 0.67 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		172,378	
TOTAL MARKET OB/XF VALUE		17,584	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		212,462	
SOH/AGL Deduction		66,442	
ASSESSED VALUE		146,020	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		95,298	
TOTAL JUST VALUE		212,462	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		215,114	

SALE:2:1: GRANTOR & GRANTEE RELATED			
SALE:1:1: LOT 11 BLK E PICADILLY PARK UNREC			
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	
1050/0347	6/15/2005	WD	Q	I		146,900	
GRANTOR: RESULTS REALTY OF NOR							
GRANTEE: ROBERT F WISMAN							
1036/0618	1/14/2005	WD	U	I	08	81,200	
GRANTOR: PETRY							
GRANTEE: RESULTS REALTY OF N							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W10 FOP= N16 W16 S16 E16\$ W44 S28 E32 FOP= S8 E18 N8 W18\$ E22 FGR= E20 N20 W20 S20\$ N20 E4 FST= E16 N8 W16 S8\$ N8 W4\$.									

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1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
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3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
4	0020	BARN, FR	0 100	24	44	1,056.00	UT	14.00	14.00

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