COMM NW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT E 195.12 FT, S 261
FT, N 254.95 FT TO POB. (AKA LOT

FARER DAVID SCOTT/FARER HEATHER SARAH
521 SW RANDALL TER
LAKE CITY, FL 32024

2025

24-4S-16-03116-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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

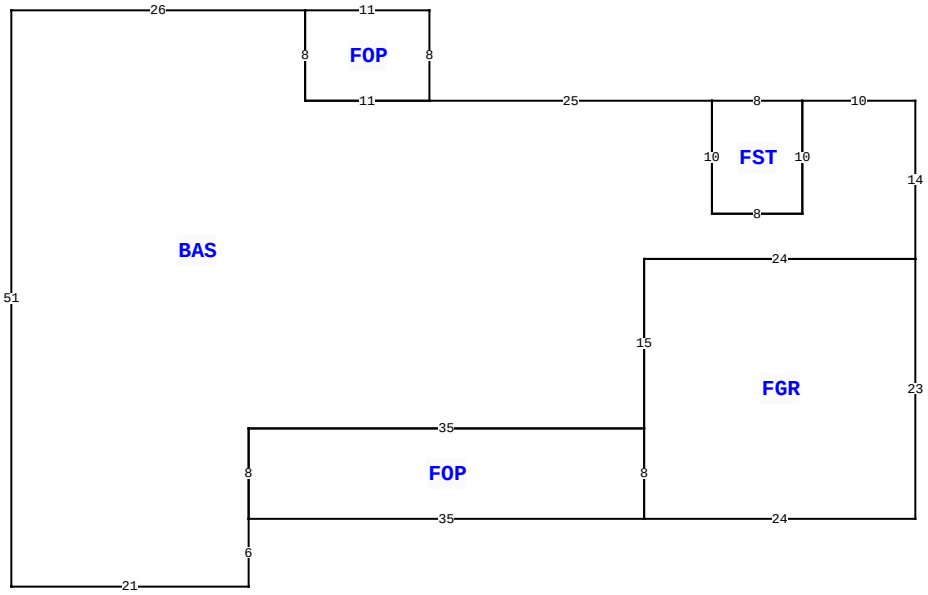
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,382	100		2,382	209,021
FGR	552	55		304	26,676
FOP	88	30		26	2,282
FOP	280	30		84	7,371
FST	80	55		44	3,861
TOTALS	3,382			2,840	249,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	120.5400	135.00	383,400	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2382 HX Base Yr 2021



521 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		249,210
TOTAL MARKET OB/XF VALUE		46,281
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		320,241
SOH/AGL Deduction		205,958
ASSESSED VALUE		114,283
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,561
TOTAL JUST VALUE		320,241
NCON VALUE		4,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042680	Roof Replacement	20,342	09/10/2021
000041657	Swimming Pool and	37,000	04/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2521	9/18/2020	WD	Q	I	01	206,000
GRANTOR: CLARA P RAVELO						
GRANTEE: DAVID SCOTT & HEATH						
0570/0332	8/01/1985	WD	Q	I		68,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FST= W8 S10 E8 N10$S10W8 N10 W25 FOP= N8 W11 S8 E11$ W11 N8 W26 S51 E21 N6 FOP= E35 N8 W35 S8$ N8 E35 FGR= S8 E24 N23 W24 S15 $ N15 E24 N14$.

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	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0280	POOL R/CON	0	100	16	35	560.00	UT	70.00	70.00	100	2022	2021		95	37,240	
5	0166	CONC,PAVMT	0	100	27	41	547.00	UT	3.00	3.00	100	2022	2021		100	1,641	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 46,281

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	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 02/18/2025 BY KS Total Acres: 1.16 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/22/2025 BY SYS