COMM AT NE COR OF SEC, RUN S 746
CONT SOUTH 347.88 FT, CONT S 234
NW COR OF SW1/4 OF NW1/4 OF SEC

RAINES CHRISTOPHER A/RAINES CHARNA E
272 SE MYRTIS DORTCH TER
LAKE CITY, FL 32025

2026

24-4S-17-08720-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

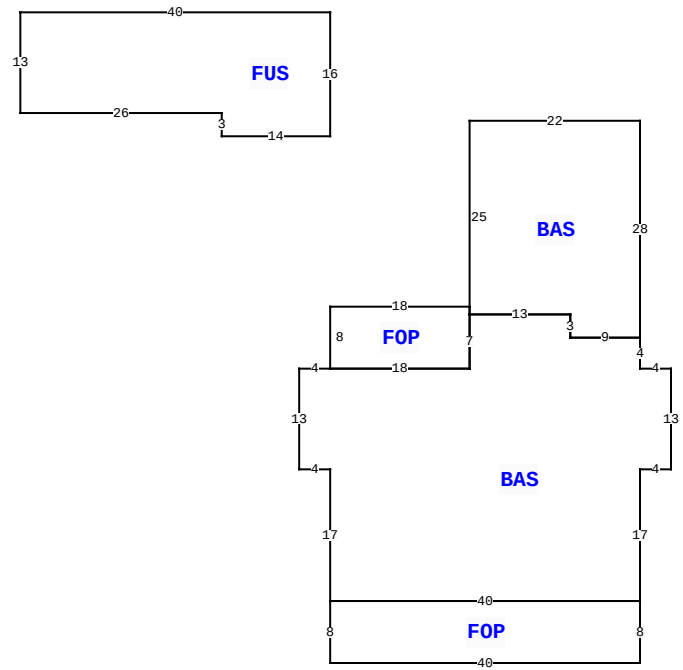
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	24417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	577	100		577	65,453
BAS	1,431	100		1,431	162,327
FOP	144	30		43	4,878
FOP	320	30		96	10,890
FUS	562	100		562	63,751
TOTALS	3,034			2,709	307,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,709	122.0296	136.67	370,239	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 100% - 2009 Heated Area: 2570 HX Base Yr 2009



272 SE MYRTIS DORTCH TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/03/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		307,298
TOTAL MARKET OB/XF VALUE		20,128
TOTAL LAND VALUE - MARKET		90,090
TOTAL MARKET VALUE		362,585
SOH/AGL Deduction		106,529
ASSESSED VALUE		256,056
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		205,334
TOTAL JUST VALUE		417,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		421,219

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26689	SFR	865	01/30/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1035/2121	1/17/2005	WD	Q	V		38,000

GRANTOR: ROBERTS LAND & TIMBER
GRANTEE: RAINES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 S13 E4 S17 FOP= S8 E40 N8 W40$ E40 N17 E4 N13 W4 N4
BAS= N28 W22 S25 E13 S3 E9$ W9 N3 W13 FOP= N1 W18 S8 E18 N7$
S7 W18$ PTR= N30 FUS= N16 W40 S13 E26 S3 E14$ S30$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	576.00	UT	3.00	3.00	100	2008	2008	3	100	1,728	
3	0031	BARN,MT AE	0	100	40	40	1,600.00	UT	9.00	9.00	100	2012	2012	3	100	14,400	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 20,128

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			0.00	0.00	7.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	31,500							
2	5600	A	TIMBER 3	0			0.00	0.00	13.02	AC		1.00	1.00	1.00	281.00	281.00	3,659							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	13.02	AC		1.00	1.00	1.00	4,500.00	4,500.00	58,590							

REVIEW DATE 06/08/2017 BY BC Total Acres: 20.02 Total Land Value: 35,159 Market: 58,590 Agricultural: 3,659 Common: 31,500 PRINTED 11/19/2025 BY SYS