COMM INTERS S R/W CR-242 & E
LINE OF SW1/4 OF NE1/4, RUN
W ALONG R/W 260 FT, S 840 FT

FRANEY THOMAS EDWARD/FRANEY PENNY J
282 SW RAYBURN CT
LAKE CITY, FL 32024

2026

25-4S-16-03152-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

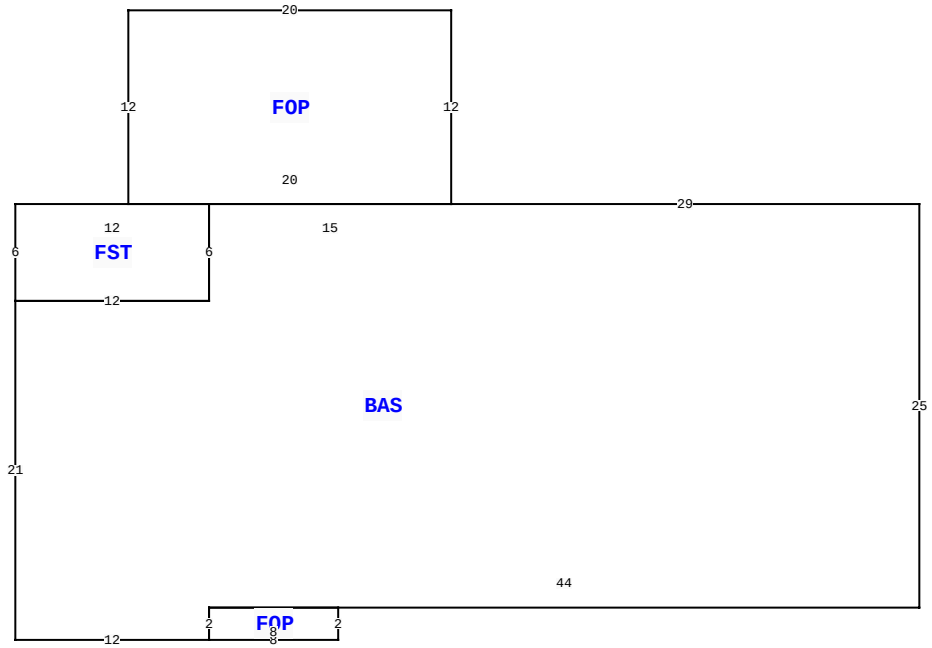
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 100
Stories	1.	1. 100
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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	123,753
FOP	16	30		5	458
FOP	240	30		72	6,590
FST	72	55		40	3,661
TOTALS	1,680			1,469	134,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,469	125.7300	140.82	206,865	1971	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1352 HX Base Yr 2018



282 SW RAYBURN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		134,462
TOTAL MARKET OB/XF VALUE		2,820
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		150,282
SOH/AGL Deduction		47,536
ASSESSED VALUE		102,746
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		52,024
TOTAL JUST VALUE		150,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,351

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042273	Roof Replacement	8,000	07/08/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1331/1863	2/24/2017	WD	Q	I	01	114,000

GRANTOR: JOHN E & MYRTICE ELIZ

GRANTEE: THOMAS EDWARD & PEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N12 W20 S12 E20$ W15 FST= W12 S6 E12N6$ S6 W12 S21 E12 FOP= E8 N2W8 S2$ N2 E44 N25$.

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	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	60	1993	1993	3	60	600	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0166	CONC,PAVMT	0	100	5	22	110.00	UT	2.00	2.00	100	1993	1993	3	100	220	

LAND DESCRIPTION

TOTAL OB/XF 2,820

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		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 04/27/2022 BY JS Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 10/03/2025 BY SYS