COMM NW COR OF SEC, RUN E 529 S
659.09 FT, E 220 FT, S 517.50 FT
192.50 FT, E 170 FT, N 192.50 FT

MCRAE BENJAMIN M III/MCRAE MACY
167 SW RANDALL TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-026

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

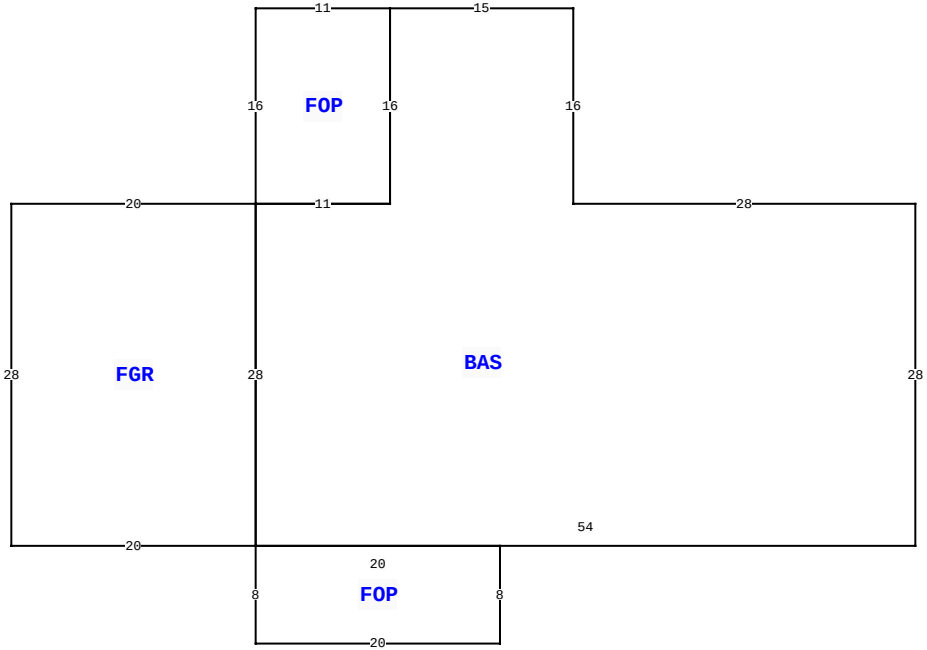
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,752	100		1,752	176,400
FGR	560	55		308	31,011
FOP	160	30		48	4,833
FOP	176	30		53	5,337
TOTALS	2,648			2,161	217,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,161	138.3030	154.90	334,739	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1752 HX Base Yr 2022



167 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		217,580
TOTAL MARKET OB/XF VALUE		56,074
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		296,154
SOH/AGL Deduction		28,189
ASSESSED VALUE		267,965
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		217,243
TOTAL JUST VALUE		296,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,325

SALE:3:1: LOT 9, BLOCK C, PICCADILLY PARK

SALE:2:1: $.70 STAMPS

LAND:1:1: 0.75 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052649	Roof Replacement	22,000	03/19/2025
36887	GARAGE	339	06/22/2018
29213	POOL	175	02/24/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/677	10/22/2021	WD	Q	I	01	360,000
GRANTOR: GONZALEZ ANDY RAMON						
GRANTEE: MCRAE BENJAMIN M II						
1300/1471	8/31/2015	WD	Q	I	01	168,000
GRANTOR: ROBERT CHARLES LITTLE						
GRANTEE: ANDY RAMON GONZALEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 N16 W15 FOP= W11 S16 E11 N16$ S16 W11 FGR= W20 S28 E20 N28$ S28 FOP= S8E20 N8 W20$ E54 N28$.

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	1977	1977	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1977	1977	3	100	2,000	
3	0296	SHED METAL	0	100	8	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2011	2011	3	68	18,659	
5	0210	GARAGE U	0	100	20	59	1,180.00	UT	16.00	16.00	100	2011	2011	3	100	18,880	
6	0169	FENCE/WOOD	0	100	0	0	190.00	UT	10.50	10.50	100	2011	2011	3	100	1,995	
7	0210	GARAGE U	0	100	24	35	840.00	UT	16.00	16.00	100	2018	2018	3	100	13,440	

LAND DESCRIPTION

TOTAL OB/XF 56,074

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-	1193.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/21/2025 BY chuck Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS