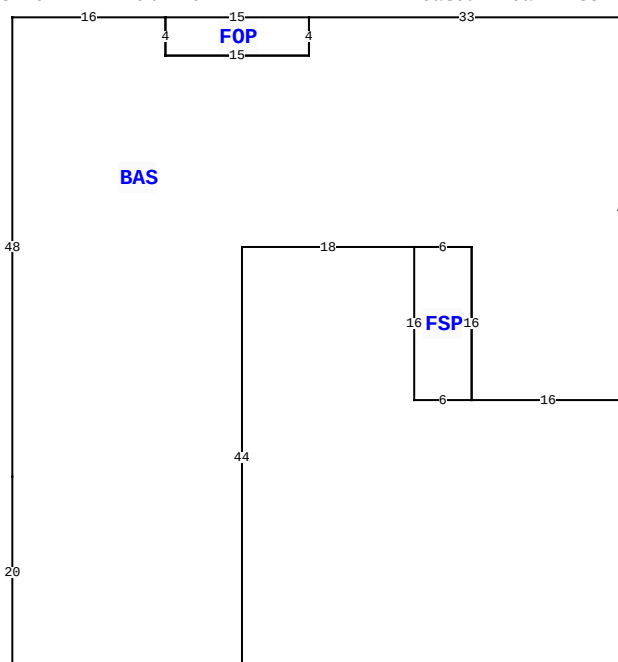


CARIGNAN LEO M/CARIGNAN RITA
304 SW RANDALL TERRACE
LAKE CITY, FL 32024-9809

25-4S-16-03153-033

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall		19	COMMON BRK 80		0100	01	2,844	115.0520	128.86	366,478	1980	1980	0	0	35.00	65.00	VALUATION BY		STANDARD										
Exterior Wall		31	VINYL SID 20		1 SINGLE FAM 0% - 0 Heated Area: 2788 HX Base Yr												Tax Group: 2		Tax Dist:										
Roof Structur		03	GABLE/HIP 100														BUILDING MARKET VALUE		238,211										
Roof Cover		14	PREFIN MT 100														TOTAL MARKET OB/XF VALUE		6,174										
Interior Wall		05	DRYWALL 100														TOTAL LAND VALUE - MARKET		22,500										
Interior Floo		14	CARPET 100														TOTAL MARKET VALUE		266,885										
Air Condition		03	CENTRAL 100														SOH/AGL Deduction		0										
Heating Type		04	AIR DUCTED 100														ASSESSED VALUE		266,885										
Bedrooms			4 100														TOTAL EXEMPTION VALUE		0										
Bathrooms			2 100														BASE TAXABLE VALUE		266,885										
Frame		01	NONE 100														TOTAL JUST VALUE		266,885										
Stories		1.	1. 100														NCON VALUE		0										
Architectual		05	CONV 100		INCOME VALUE																								
Units			0 100		PREVIOUS YEAR MKT VALUE		266,885																						
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		25416.040		1.00/																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,788	100		2,788	233,520																								
FOP	60	30		18	1,507																								
FSP	96	40		38	3,183																								
TOTALS		2,944		2,844	238,211	304 SW RANDALL TER, LAKE CITY										BLD DATE		LGL DATE		04/21/2023 MLU									
EXTRA FEATURES												XF DATE		LAND DATE		AG DATE													
L N	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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200													
2	0166	CONC, PAVMT	0	0	0	0	1,416.00	UT	2.00	2.00	75	1993	1993	3	75	2,124													
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600													
4	0120	CLFENCE 4	0	0	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350													
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900													
TOTAL OB/XF 6,174																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-	1180.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500												
REVIEW DATE 06/26/2019 BY KR Total Acres: 0.70 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS																													