AKA PARCEL "B" MAX RAVNDAL S/D U
COMM NE COR OF SEC, RUN W 1176.9
A 60 FT PRIVATE RD, S'LY ALONG R

HALL SUSAN ROUNTREE
574 NW OLD MILL DR
LAKE CITY, FL 32055

2025

26-3S-16-02305-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

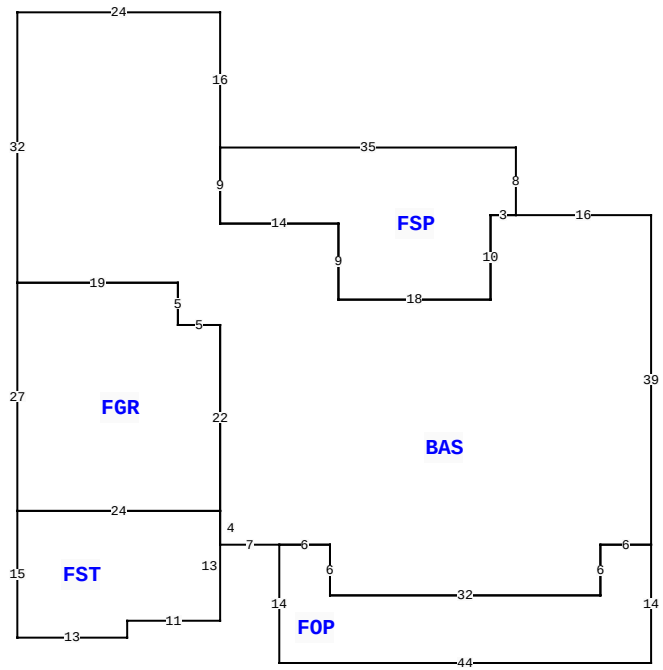
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	26316.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100		2,780	364,149
FGR	623	55		343	44,929
FOP	424	30		127	16,636
FSP	474	40		190	24,888
FST	338	55		186	24,363
TOTALS	4,639			3,626	474,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,626	120.5710	135.04	489,655	2021	2021	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2022 Heated Area: 2780 HX Base Yr 2022



574 NW OLD MILL DR, 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		679,037
TOTAL MARKET OB/XF VALUE		22,485
TOTAL LAND VALUE - MARKET		121,500
TOTAL MARKET VALUE		823,022
SOH/AGL Deduction		40,461
ASSESSED VALUE		782,561
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		731,839
TOTAL JUST VALUE		823,022
NCON VALUE		205,632
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		600,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047525	New Residential C	200,000	06/22/2023
39889	SFR	0	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1404/2482	1/31/2020	WD	Q	I	01	169,000
GRANTOR: K C TROWELL & CHARLOT						
GRANTEE: SUSAN ROUNTEE HALL						
1149/0296	4/25/2008	WD	Q	V	01	100
GRANTOR: K C TROWELL						
GRANTEE: K C TROWELL & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=50,10] S32 E19 S5 E5 S22 S4 E7 E6 S6 E32 N6 E6 N39 W16 W3 S10 W18 N9 W14 N9 N16 W24 $
FSP=[ORIG=74,26] S9 E14 S9 E18 N10 E3 N8 W35 $
FGR=[ORIG=50,42] S27 E24 N22 W5 N5 W19 $
FST=[ORIG=50,69] S15 E13 N2 E11 N13 W24 $
FOP=[ORIG=81,73] S14 E44 N14 W6 S6 W32 N6 W6 $
.

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	0070	CARPORT UF	0	100	25	30	750.00	UT	2.00	2.00	100	2009	2009	3	100	1,500	
2	0083	DOCK-LAKE	0	100	0	0	1,275.00	UT	11.50	11.50	100	2009	2009	3	40	5,865	
3	0166	CONC,PAVMT	0	100	0	0	4,520.00	UT	3.00	3.00	100	2022	2021		100	13,560	
4	0166	CONC,PAVMT	0	100	0	0	520.00	UT	3.00	3.00	100	2025	2024		100	1,560	

LAND DESCRIPTION

TOTAL OB/XF 22,485

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	121,500.00	121,500.00	121,500							

REVIEW DATE 05/23/2023 BY JB Total Acres: 1.59 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500 PRINTED 08/20/2025 BY SYS

AKA PARCEL "B" MAX RAVNDAL S/D U
COMM NE COR OF SEC, RUN W 1176.9
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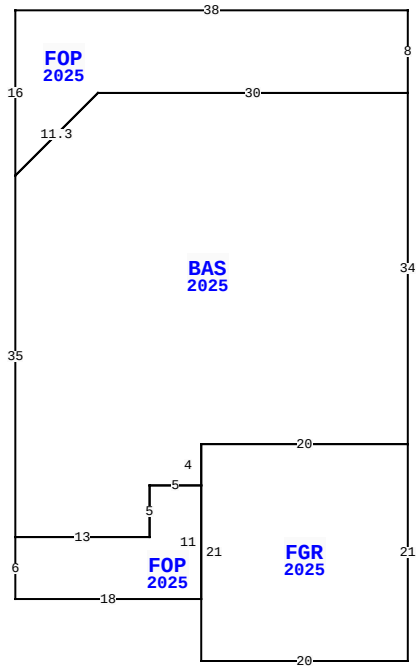
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	26316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100	2025	1,397	161,158
FGR	420	55	2025	231	26,648
FOP	133	30	2025	40	4,614
FOP	336	30	2025	101	11,651
TOTALS	2,286			1,769	204,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,769	103.0000	115.36	204,072	2024	2024	0	0	0	0.00	100.00

2 SINGLE FAM 0% - 2025 Heated Area: 1397 HX Base Yr 2022



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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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1149/0296	4/25/2008	WD	Q	V	01	100
GRANTOR: K C TROWELL						
GRANTEE: K C TROWELL & CHARL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=61,10] W30 D8L8 S35 E13 N5 E5 N4 E20 N34 $
FOP=[YR=2025;ORIG=61,2] W38 S16 U8R8 E30 N8 $
FOP=[YR=2025;ORIG=41,48] W5 S5 W13 S6 E18 N11 $
FGR=[YR=2025;ORIG=41,44] E20 S21 W20 N21 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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