LOT 1, MAX RAVNDAL S/D (UNREC).
COMM NE COR OF SEC, RUN W 686.89
S 20 DEG W 971.38 FT, W 600 FT T

ROYSTER JAMIE LEE/ROYSTER RACHEL M
393 NW OLD MILL DR
LAKE CITY, FL 32055

2026

26-3S-16-02305-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

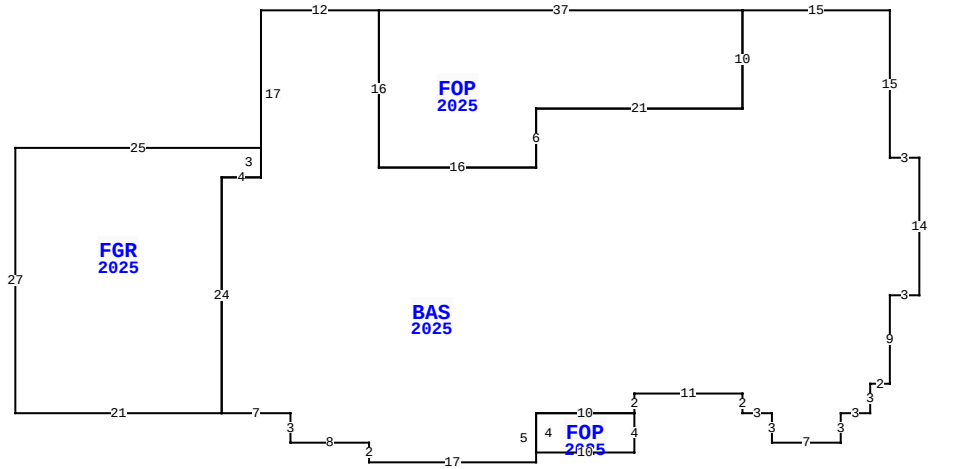
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,398	100	2025	2,398	293,144
FGR	579	55	2025	318	38,874
FOP	40	30	2025	12	1,467
FOP	466	30	2025	140	17,114
TOTALS	3,483			2,868	350,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,868	110.2500	123.48	354,141	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 2398 HX Base Yr 2025



393 NW OLD MILL RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		350,600
TOTAL MARKET OB/XF VALUE		31,320
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		446,920
SOH/AGL Deduction		0
ASSESSED VALUE		446,920
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		396,198
TOTAL JUST VALUE		446,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		450,461

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047044	New Residential C	200,000	04/24/2023
000047004	Storage Building	30,000	04/19/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/232	3/03/2023	WD	U	V	11	100
GRANTOR: ROYSTER JAMIE LEE						
GRANTEE: ROYSTER JAMIE LEE						
1486/227	2/24/2023	WD	U	V	11	100
GRANTOR: PEURRUNG JOSEPH C						
GRANTEE: ROYSTER JAMIE LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,-20] W15 S10 W21 S6 W16 N16 W12 S17 W4 S24 E7 S3 E8 S2 E17 N5 E10 N2 E11 S2 E3 S3 E7 N3 E3 N3 E2 N9 E3 N14 W3 N15 $
FGR=[YR=2025;ORIG=-54,-6] W25 S27 E21 N24 E4 N3 $
FOP=[YR=2025;ORIG=-5,-20] W37 S16 E16 N6 E21 N10 $
FOP=[YR=2025;ORIG=-26,25] E10 N4 W10 S4 $
.

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	0030	BARN,MT	0	100	40	50	1.00	UT	26,520.00	26,520.00	100	2024	2023		100	26,520	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	4,800.00	4,800.00	100	2025	2024		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 31,320

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	5.00	AC		1.00	1.00	1.30	10,000.00	13,000.00	65,000							

REVIEW DATE 08/04/2023 BY JB Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 10/14/2025 BY SYS