LOT 13 COUNTRY ACRES S/D.
ORB 452-347, 494-608, 669-223,

RUIS JAMES F/RUIS MARY SUE
302 SW BURNETT LN
LAKE CITY, FL 32024

2026

26-4S-16-03122-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

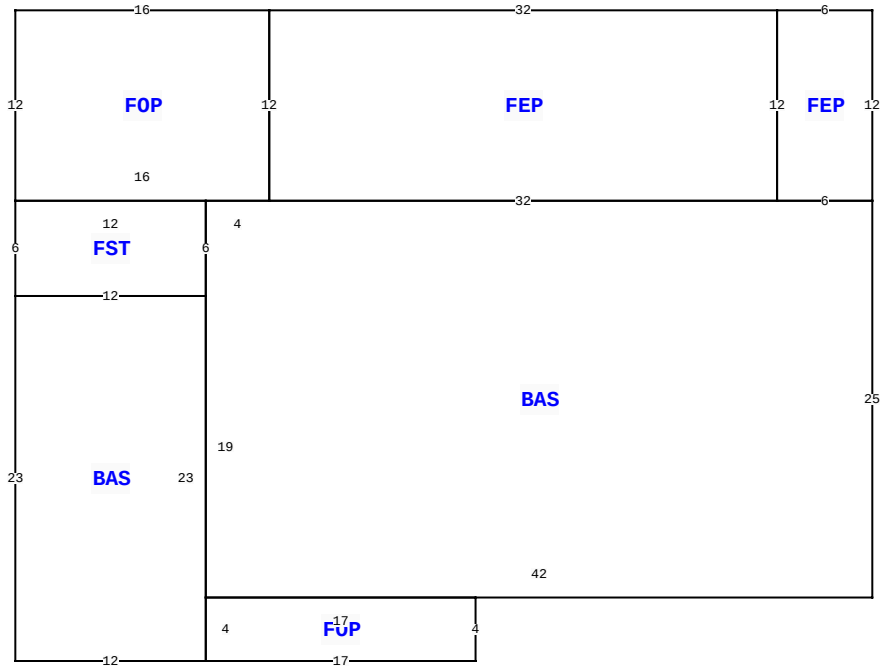
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	25416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	22,547
BAS	1,050	100		1,050	85,777
FEP	72	80		58	4,738
FEP	384	80		307	25,080
FOP	68	30		20	1,634
FOP	192	30		58	4,738
FST	72	55		40	3,268
TOTALS	2,114			1,809	147,781

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	112.2100	125.68	227,355	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1326 HX Base Yr



302 SW BURNETT LN, 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		147,781
TOTAL MARKET OB/XF VALUE		6,175
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		176,456
SOH/AGL Deduction		101,972
ASSESSED VALUE		74,484
TOTAL EXEMPTION VALUE	HX HB	49,484
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		176,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,456

LAND:1:1: 0.97 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0669/0223	11/28/1988	WD	Q	I		33,500
GRANTOR: MARTIN BLAIN						
GRANTEE: RUIS JAMES F						
0452/0347	8/01/1950	03	Q	I		28,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FEP= N12 W32 S12 E32$ W32 FOP= N12 W16 S12 E16$ W4 FST= W12 S6 E12N6$ S6 BAS= W12 S23 E12 N23$ S19 FOP= S4 E17 N4 W17$ E42 N25$ FEP= N12 W6 S12 E6$.

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	0	0	3	100	100	
2	0296	SHED METAL	0	100	12	30	1.00	UT	0.00	0.00	100	0	0	3	100	360	
3	0296	SHED METAL	0	100	32	19	608.00	UT	5.00	5.00	60	1993	1993	3	60	1,824	
4	0252	LEAN-TO W/	0	100	8	32	256.00	UT	3.00	3.00	100	1993	1993	3	100	768	
5	0263	PRCH,USP	0	100	10	12	120.00	UT	12.50	12.50	100	1993	1993	3	100	1,500	
6	0294	SHED WOOD/	0	100	7	29	203.00	UT	7.50	7.50	100	1993	1993	3	100	1,523	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 6,175

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		00	100.00	423.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/15/2019 BY BC Total Acres: 0.97 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS