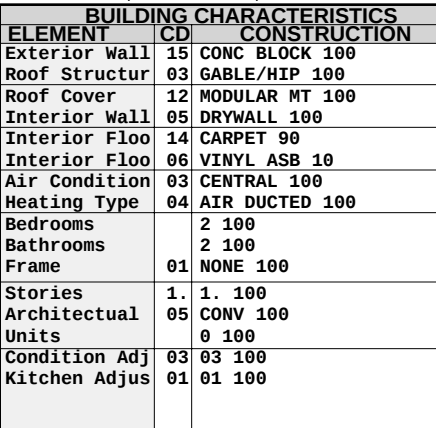


RAULERSON JAMES O SR/RAULERSON MARY ANN
579 SW HILLCREST ST
LAKE CITY, FL 32025

28-4S-17-08832-008



Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM				MKT AREA	02
NEIGHBORHOOD/LOC		28417.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	117,636
FOP	230	30		69	5,637
FOP	480	30		144	11,764

TOTALS		2,150		1,653	135,037
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0210	GARAGE U	0	100	24 40
2	0261	PRCH, UOP	0	100	0 0
3	0166	CONC, PAVMT	0	100	0 0
4	9947	Septic	0	100	0 0
5	0281	POOL R/FIB	0	100	16 32
6	0297	SHED CONCR	0	100	24 40
7	0040	BARN, POLE	0	100	0 0
8	0169	FENCE/WOOD	0	100	0 0

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	
2	0000	C	VAC RES	100	

REVIEW DATE	06/28/2017	BY	DF
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,653	112.2100	125.68	207,749	1992	1992	0	0	0	35.00 65.00

1 SINGLE FAM 100% - 0 Heated Area: 1440 HX Base Yr

The floor plan consists of three rectangular rooms arranged vertically. The top room is labeled 'FOP' in blue text and has dimensions of 40 (width) by 12 (height). The middle room is labeled 'BAS' in blue text and has dimensions of 40 (width) by 24 (height). The bottom room is labeled 'FOP' in blue text and has dimensions of 23 (width) by 10 (height). The overall layout dimensions are 40 (width) by 36 (height) for the top two rooms, and 23 (width) by 10 (height) for the bottom room. The total width is 40 units, and the total height is 36 units.

[illegible][illegible]

Total Acres: **5.00** Total Land Value: **50,000** Market: **0** Agricultural: **0**

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,037
TOTAL MARKET OB/XF VALUE			38,033
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			223,070
SOH/AGL Deduction			80,447
ASSESSED VALUE			142,623
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			91,901
TOTAL JUST VALUE			223,070
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			224,068

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19687	M H	125	06/26/2002
7548	M H	60	09/02/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1539/2455	5/06/2025	LE	U	I	14	100	
GRANTOR: RAULERSON JAMES 0 SR							
GRANTEE: MCMANUS JO ANNA (RM							
1476/2266	10/06/2022	LE	U	I	14	100	
GRANTOR: RAULERSON JAMES 0 SR							
GRANTEE: MCMANUS JO ANNA							

BUILDING NOTES	

BUILDING DIMENSIONS													
BAS=	W20	FOP=	N12	W40	S12	E40\$	W40	S24	E20	FOP=	S10	E23	N10
W23\$ E40 N24\$.													

AND LUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
10,000							
40,000							

Common: 50,000 PRINTED 11/21/2025 BY SYS