COMM SW COR OF NE1/4 OF SW1/4, R
FT, N 19.40 FT TO N R/W HILLCRES
CONT N 691.42 FT, E 315 FT, S 69

RAULERSON JEFFERY Q/RAULERSON LISA
471 SW HILLCREST ST
LAKE CITY, FL 32025

2026

28-4S-17-08832-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

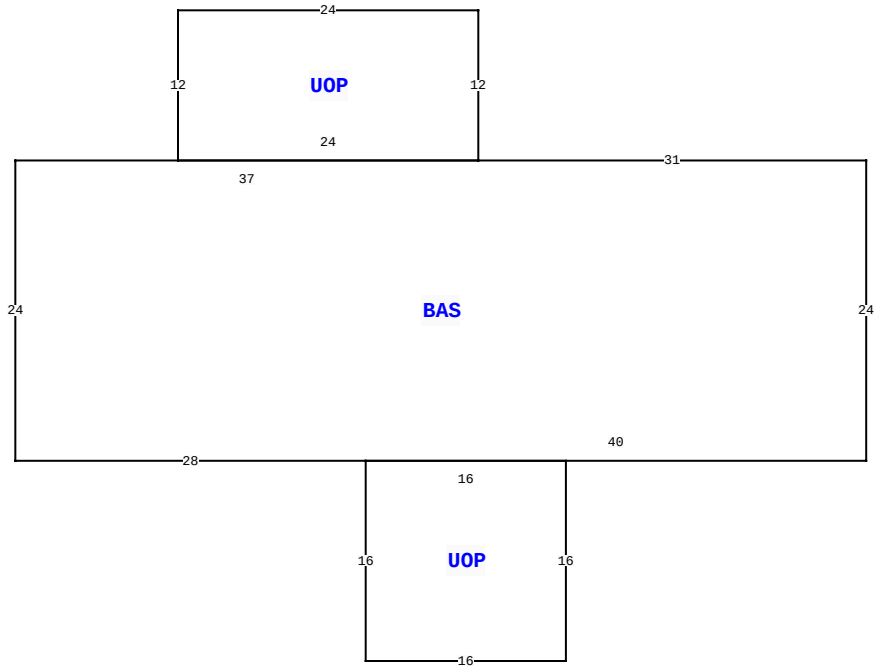
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,632	100		1,632	96,106
UOP	256	25		64	3,769
UOP	288	25		72	4,240
TOTALS	2,176			1,768	104,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	113.9000	107.07	189,300	2001	2001	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1632 HX Base Yr 2007



471 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,115
TOTAL MARKET OB/XF VALUE		18,320
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		172,435
SOH/AGL Deduction		81,610
ASSESSED VALUE		90,825
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,103
TOTAL JUST VALUE		172,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,435

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051587	Electrical Servic	0	11/21/2024
000051597	Mobile Home		11/21/2024
000051299	Right-of-Way Acce		10/29/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1092/0099	7/07/2006	WD	Q	V	06	100
GRANTOR: JAMES & MARY RAULERSO						
GRANTEE: JEFFERY & LISA RAUL						
0605/0661	10/24/1986	WD	Q	V		10,910
GRANTOR: RAULERSON, QUINCEY						
GRANTEE: RAULERSON JAMES O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UOP= N12 W24 S12 E24$ W37 S24 E28 UOP= S16 E16 N16 W16$ E40 N24$.

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	0040	BARN,POLE	0	100	30	48	1,440.00	UT	3.00	3.00	100	2006	2006	3	100	4,320	
2	9945	Well/Sept	0	100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 18,320

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	0200	C	MBL HM	100		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 01/30/2025 BY randall Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/21/2025 BY SYS