

LOT 6 BLK 2 GOLF MANOR S/D.
392-248, 774-1677, 799-1074, WD

RAYNOR RACHEL V
123 SE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06767-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality		04 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			07
NEIGHBORHOOD/LOC		33317.140 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	82,504
FCP	288	25		72	5,400
FOP	90	30		27	2,025
UEP	176	60		106	7,950
UST	78	45		35	2,625
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0296	SHED METAL	0	100	0	0	2.00	UT	200.00	200.00	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,340	103.0275	115.39	154,623	1960	1960	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2016 Heated Area: 1100 HX Base Yr 2016													

123 SE DUSTIN TER, LAKE CITY				BLD DATE						LAND DATE		04/21/2023	MLU
				XF DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	0.00	0.00	100	0	0	3	100	100				
2.00	UT	200.00	200.00	100	0	0	3	100	400				
1.00	UT	0.00	0.00	100	1999	1999	3	100	300				
1.00	UT	0.00	0.00	100	2012	2012	3	100	200				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		100,505	
TOTAL MARKET OB/XF VALUE		1,000	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		120,005	
SOH/AGL Deduction		58,346	
ASSESSED VALUE		61,659	
TOTAL EXEMPTION VALUE		HX HB	36,659
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		120,005	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		120,005	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/0995	8/07/2015	WD	Q	I	01	30,000	
GRANTOR: ROBERT L GILBERT							
GRANTEE: RACHEL V RAYNOR							
0799/1074	12/20/1994	WD	Q	I		35,000	
GRANTOR: SARAH A MCMAHON							
GRANTEE: ROBERT L GILBERT							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W21 UEP= N8 W22 S8 E22SW23UST= W13 S6 E13 N6\$ S6 FCP= W12 S24 E12 N24\$ S19 FOP= S5 E18 N5 W18\$ E44 N25\$.											