W DIV BEG 157.5 FT N OF SE COR
120 FT, N 45 FT, NE 12.7 FT, E 1
TO POB, BLOCK 22 MOODIE'S ADDITI

RAPPORT ALAN/RAPPORT TANIA
317 SW MEANS ST
LAKE CITY, FL 32025

2027

00-00-00-12469-000

BUILDING CHARACTERISTICS

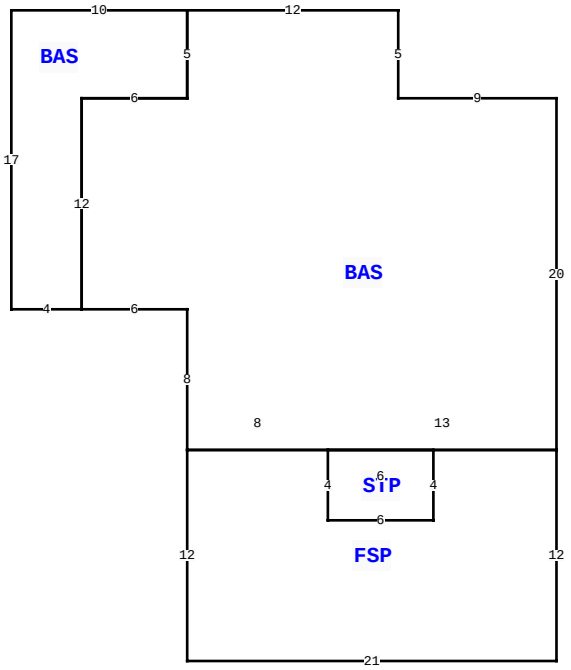
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	98	100		98	3,414
BAS	552	100		552	19,232
FSP	252	40		101	3,519
STP	24	10		2	70
TOTALS	926			753	26,235

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	753	48.7261	53.60	40,361	1949	1949	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 650 HX Base Yr



338 SW DAVISON WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	26,235
TOTAL MARKET OB/XF VALUE	1,200
TOTAL LAND VALUE - MARKET	9,147
TOTAL MARKET VALUE	36,582
SOH/AGL Deduction	0
ASSESSED VALUE	36,582
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,582
TOTAL JUST VALUE	36,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/395	5/22/2025	WD	Q	I	05	35,000
GRANTOR: TYLER PAULETTE A						
GRANTEE: RAPPORT ALAN						
0765/1240	9/16/1992	WD	Q	I		13,000
GRANTOR: JAMES MURPHY						
GRANTEE: TERRY TYLER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N5 W12 BAS= W10 S17 E4 N12 E6 N5$ S5 W6 S12 E6 S8
FSP= S12 E21 N12 W21$ E8 STP= S4 E6 N4 W6$ E13N20$.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0		00	0.00	0.00	6,098.00	SF		1.00	1.00	1.00	1.50	1.50	9,147							

REVIEW DATE 10/07/2025 BY TP Total Acres: 0.14 Total Land Value: 9,147 Market: 0 Agricultural: 0 Common: 9,147 PRINTED 11/17/2026 BY SYS