E DIV: LOT 6 BLOCK 5 GELBERGS RE
4 & 5 OAK PARK S/D.

RHYM CAROLYN D
249 SE MCCRAY AVE
LAKE CITY, FL 32025-5386

**2027**

**00-00-00-13422-000**

## BUILDING CHARACTERISTICS

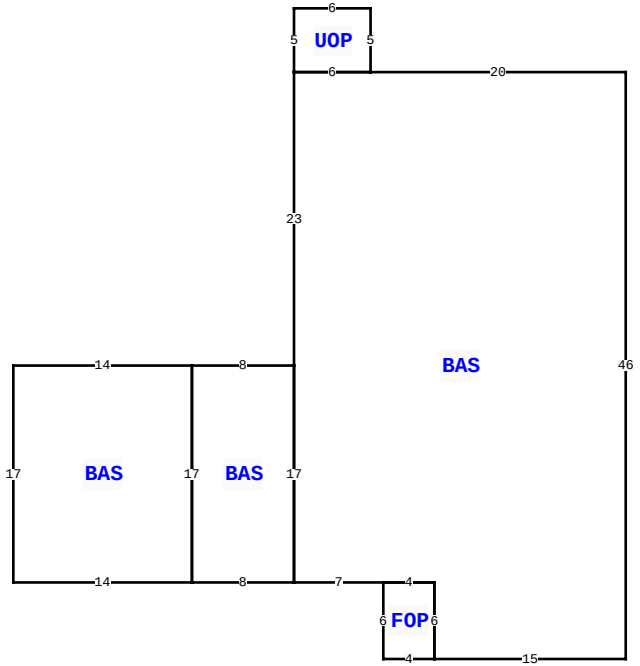
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | | 860317.00 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 136 | 100 | | 136 | 10,589 |
| BAS | 238 | 100 | | 238 | 18,532 |
| BAS | 1,130 | 100 | | 1,130 | 87,986 |
| FOP | 24 | 30 | | 7 | 545 |
| UOP | 30 | 20 | | 6 | 467 |
| TOTALS | 1,558 | | | 1,517 | 118,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,517 | 108.9000 | 119.79 | 181,721 | 1948 | 1948 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2019 Heated Area: 1504 HX Base Yr 2019




249 SE MCCRAY AVE, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 118,119 |
| TOTAL MARKET OB/XF VALUE | | 900 |
| TOTAL LAND VALUE - MARKET | | 14,318 |
| TOTAL MARKET VALUE | | 133,337 |
| SOH/AGL Deduction | | 45,229 |
| ASSESSED VALUE | | 88,108 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 36,697 |
| TOTAL JUST VALUE | | 133,337 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 135,486 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1311/2695 | 2/04/2016 | WD | Q | I | 01 | 59,000 |
| GRANTOR: MARY A ANDERSON & MIC | | | | | | |
| GRANTEE: CAROLYN D RHYM | | | | | | |
| 1105/2382 | 12/27/2006 | WD | Q | I | 06 | 30,000 |
| GRANTOR: MARY A ANDERSON | | | | | | |
| GRANTEE: MARY A ANDERSON & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W20 UOP= N5 W6 S5 E6$ W6 S23 BAS= W8 BAS= W14 S17E14 N17$ S17 E8 N17$ S17 E7 FOP= S6 E4 N6 W4$ E4 S6 E15 N46$.

## 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 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 2 | 0081 | DECKING WI | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |

## LAND DESCRIPTION

TOTAL OB/XF 900

| 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 | | *RSF | -383.00 | 115.00 | 9,545.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 14,318 | | | | | | | |

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.22 Total Land Value: 14,318 Market: 0 Agricultural: 0 Common: 14,318 PRINTED 11/17/2026 BY SYS