LOTS 42 & 43 & THE N 1/2 OF LOT
S/D UNRECORDED.
COMM NE COR OF SW1/4 OF NE1/4, R

RAULERSON JOSEPH LEWIS II
258 NE SPENCER CT
LAKE CITY, FL 32055

2027

01-2S-17-04659-031

BUILDING CHARACTERISTICS

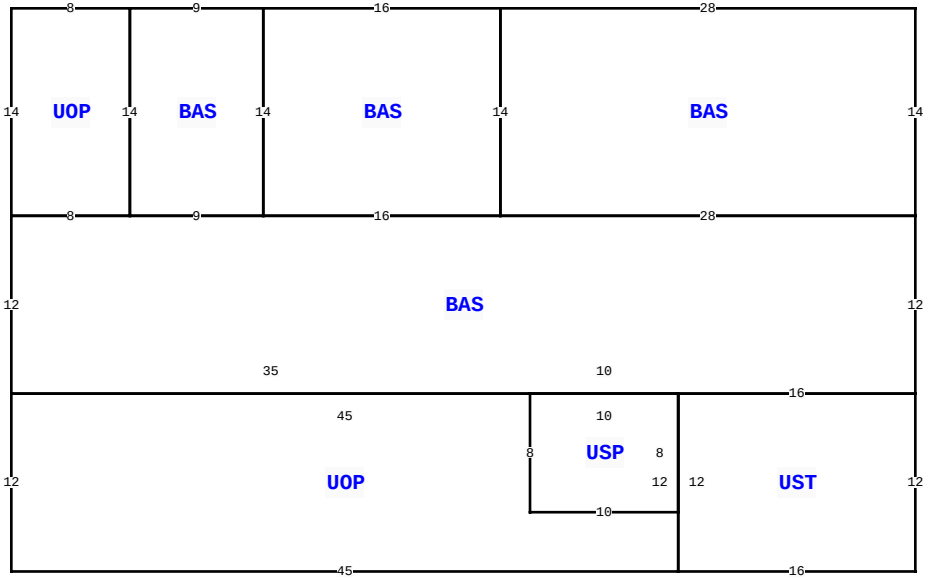
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	126	100		126	1,758
BAS	224	100		224	3,125
BAS	392	100		392	5,469
BAS	732	100		732	10,213
UOP	112	25		28	391
UOP	540	25		135	1,884
USP	80	35		28	391
UST	192	45		86	1,200
TOTALS	2,398			1,751	24,430

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,751	58.1400	34.88	61,075	1972	1972	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2020 Heated Area: 1474 HX Base Yr 2020



258 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,516
TOTAL MARKET OB/XF VALUE		27,900
TOTAL LAND VALUE - MARKET		30,960
TOTAL MARKET VALUE		142,376
SOH/AGL Deduction		25,771
ASSESSED VALUE		116,605
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		142,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054887	Right-of-Way Acce		01/26/2026
15288	M H	125	03/26/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1119	7/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: JOSEPH LEWIS RAULER						
1189/0801	3/25/2010	QC	Q	I	01	100
GRANTOR: DAVID N RAULERSON						
GRANTEE: JOSEPH L RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 BAS= N14 W16 S14 E16$ W16 BAS= N14 W9 S14 E9$ W9 UOP= N14 W8 S14 E8$ W8 S12 UOP= S12 E45 N12 W45$ E35 USP= S8 E10 N8 W10$ E10 UST= S12 E16 N12 W16$ E16 N12$ BAS= N14 W28 S14 E28$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
9	9947	Septic	0	0	0	0	4.00	UT	3,000.00	3,000.00	100			3	100	12,000	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 24,200

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	0200	C	MBL HM	100		00	0.00	0.00	1.48	AC		1.00	1.00	1.00	8,000.00	8,000.00	11,840							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.39	AC		1.00	1.00	1.00	8,000.00	8,000.00	11,120							
3	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							

REVIEW DATE 05/11/2020 BY BC Total Acres: 3.87 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2026 BY SYS

LOTS 42 & 43 & THE N 1/2 OF LOT
S/D UNRECORDED.
COMM NE COR OF SW1/4 OF NE1/4, R

RAULERSON JOSEPH LEWIS II
258 NE SPENCER CT
LAKE CITY, FL 32055

2027

01-2S-17-04659-031

BUILDING CHARACTERISTICS

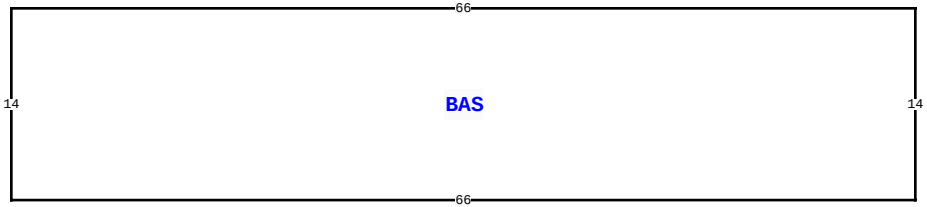
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,125
TOTALS	924			924	18,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	81.7290	49.04	45,313	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2020 Heated Area: 924 HX Base Yr 2020



258 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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
11	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
12	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
13	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
14	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,516
TOTAL MARKET OB/XF VALUE		27,900
TOTAL LAND VALUE - MARKET		30,960
TOTAL MARKET VALUE		142,376
SOH/AGL Deduction		25,771
ASSESSED VALUE		116,605
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		142,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1119	7/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: JOSEPH LEWIS RAULER						
1189/0801	3/25/2010	QC	Q	I	01	100
GRANTOR: DAVID N RAULERSON						
GRANTEE: JOSEPH L RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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

REVIEW DATE 05/11/2020 BY BC Total Acres: 3.87 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2026 BY SYS

LOTS 42 & 43 & THE N 1/2 OF LOT
S/D UNRECORDED.
COMM NE COR OF SW1/4 OF NE1/4, R

RAULERSON JOSEPH LEWIS II
258 NE SPENCER CT
LAKE CITY, FL 32055

2027

01-2S-17-04659-031

BUILDING CHARACTERISTICS

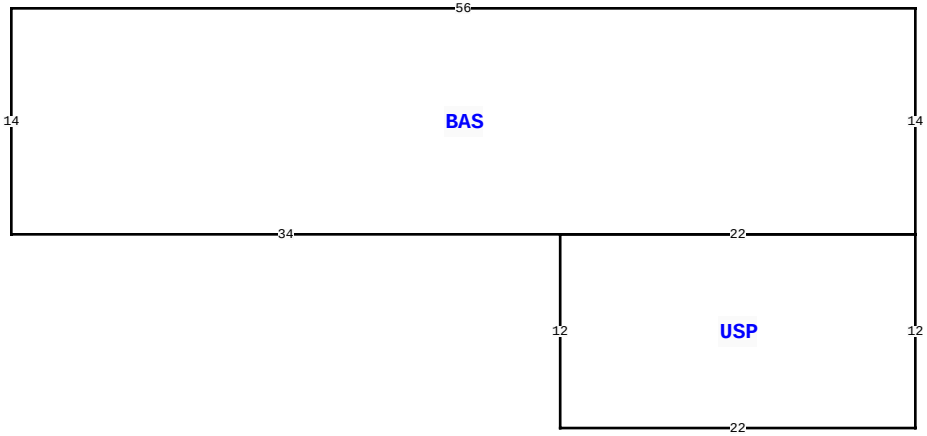
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,093
USP	264	35		92	1,536
TOTALS	1,048			876	14,629

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	876	69.5790	41.75	36,573	1984	1984	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2020 Heated Area: 784 HX Base Yr 2020



258 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 3 of 5 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,516
TOTAL MARKET OB/XF VALUE		27,900
TOTAL LAND VALUE - MARKET		30,960
TOTAL MARKET VALUE		142,376
SOH/AGL Deduction		25,771
ASSESSED VALUE		116,605
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		142,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1119	7/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: JOSEPH LEWIS RAULER						
1189/0801	3/25/2010	QC	Q	I	01	100
GRANTOR: DAVID N RAULERSON						
GRANTEE: JOSEPH L RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E34 USP= S12 E22 N12 W22$ E22 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/11/2020 BY BC Total Acres: 3.87 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2026 BY SYS

LOTS 42 & 43 & THE N 1/2 OF LOT
S/D UNRECORDED.
COMM NE COR OF SW1/4 OF NE1/4, R

RAULERSON JOSEPH LEWIS II
258 NE SPENCER CT
LAKE CITY, FL 32055

2027

01-2S-17-04659-031

BUILDING CHARACTERISTICS

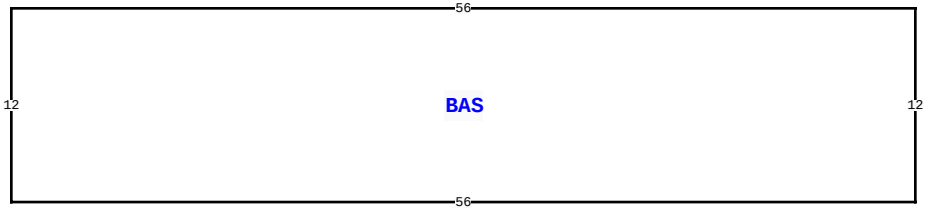
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	04	C ABOVE GD 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	11,954
TOTALS	672			672	11,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	74.1200	44.47	29,884	1968	1968	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2020 Heated Area: 672 HX Base Yr 2020



258 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,516
TOTAL MARKET OB/XF VALUE		27,900
TOTAL LAND VALUE - MARKET		30,960
TOTAL MARKET VALUE		142,376
SOH/AGL Deduction		25,771
ASSESSED VALUE		116,605
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		142,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1119	7/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: JOSEPH LEWIS RAULER						
1189/0801	3/25/2010	QC	Q	I	01	100
GRANTOR: DAVID N RAULERSON						
GRANTEE: JOSEPH L RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/11/2020 BY BC Total Acres: 3.87 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2026 BY SYS

LOTS 42 & 43 & THE N 1/2 OF LOT
S/D UNRECORDED.
COMM NE COR OF SW1/4 OF NE1/4, R

RAULERSON JOSEPH LEWIS II
258 NE SPENCER CT
LAKE CITY, FL 32055

2027

01-2S-17-04659-031

BUILDING CHARACTERISTICS

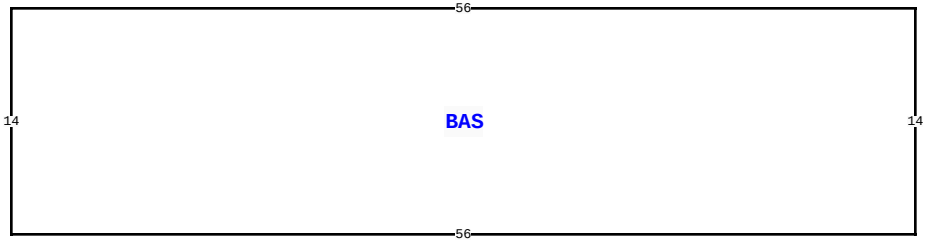
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	14,378
TOTALS	784			784	14,378

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	76.4100	45.85	35,946	1985	1985	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2020 Heated Area: 784 HX Base Yr 2020



258 NE SPENCER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 5 of 5 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		83,516
TOTAL MARKET OB/XF VALUE		27,900
TOTAL LAND VALUE - MARKET		30,960
TOTAL MARKET VALUE		142,376
SOH/AGL Deduction		25,771
ASSESSED VALUE		116,605
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		91,605
TOTAL JUST VALUE		142,376
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1389/1119	7/21/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOSEP						
GRANTEE: JOSEPH LEWIS RAULER						
1189/0801	3/25/2010	QC	Q	I	01	100
GRANTOR: DAVID N RAULERSON						
GRANTEE: JOSEPH L RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 05/11/2020 BY BC Total Acres: 3.87 Total Land Value: 30,960 Market: 0 Agricultural: 0 Common: 30,960 PRINTED 11/17/2026 BY SYS