

COMM NE COR OF NW1/4, RUN S 1268  
 CONT S 283.60 FT, W 420 FT, N 28  
 FT TO POB.(PARCEL J).

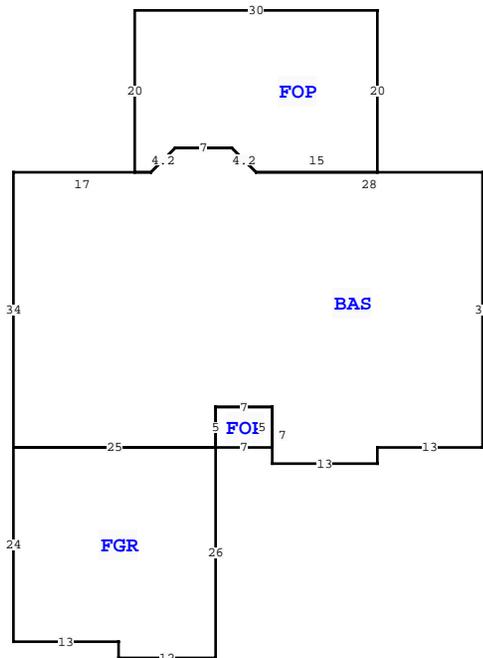
RAULERSON WAYNE ROSS JR/SEDWICK NATASHA DANIELLE  
 1752 SW LITTLE RD  
 LAKE CITY, FL 32024-4984

2026

01-5S-16-03389-011

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	80
Exterior Wall	16	WD FR STUC	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,993	100	
FGR	624	55	
FOP	35	30	
FOP	570	30	
TOTALS	3,222		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 1993						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		271,872	
TOTAL MARKET OB/XF VALUE		22,908	
TOTAL LAND VALUE - MARKET		43,680	
TOTAL MARKET VALUE		338,460	
SOH/AGL Deduction		82,065	
ASSESSED VALUE		256,395	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		204,984	
TOTAL JUST VALUE		338,460	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043484	Electrical Servic	0	01/06/2022
41087	ADDN SFR		12/31/2020
36835	GARAGE	168	06/11/2018
22795	SFR	600	02/08/2005
13039	M H	125	09/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1947	1/20/2026	QC	U	I	11	100

GRANTOR: RAULERSON WAYNE ROSS  
 GRANTEE: RAULERSON WAYNE ROS  
 1344/0635 9/05/2017 WD Q I 01 210,000  
 GRANTOR: JEREMY MORRIS & AMY M  
 GRANTEE: WAYNE ROSS RAULERSON

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005
2	0166	CONC, PAVMT	0	100	0	724.00	UT	2.00	2.00	100	2005
3	0258	PATIO	0	100	0	1.00	UT	0.00	0.00	100	2009
4	0210	GARAGE U	0	100	30	900.00	UT	16.00	16.00	100	2018
5	0251	LEAN TO W/	0	100	12	360.00	UT	3.50	3.50	100	2018
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	0

TOTAL OB/XF												22,908
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2026	MLU					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W28 U3L3 W7 D3L3 W17 S34 E25 N5 E7 S7 E13 N2 E13 N34 \$											
FGR=[ORIG=-58,34] S24 E13 S2 E12 N26 W25 \$											
POP=[ORIG=-13,0] N20 W30 S20 E2 U3R3 E7 D3R3 E15 \$											
FOP=[ORIG=-33,34] E7 N5 W7 S5 \$											

LAND DESCRIPTION												TOTAL OB/XF												22,908
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		A-1	0.00	0.00	2.73	AC		1.00	1.00	1.00	16,000.00	16,000.00	43,680							