LOT 4 BLOCK C WESTWOOD ACRES S/D
363-201, LE 1357-299, LE 1456-13

GRAVES AUTHER W/GRAVES ANNELIESE C
298 SW RAY TER
LAKE CITY, FL 32024

2027

04-4S-16-02761-000

BUILDING CHARACTERISTICS

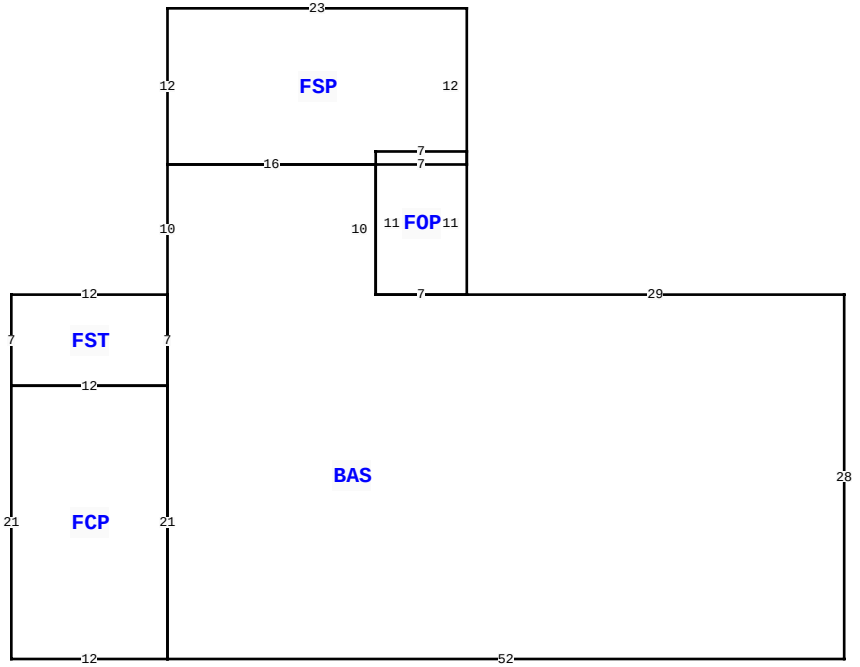
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	4416.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,616	100		1,616	137,183
FCP	252	25		63	5,348
FOP	77	30		23	1,953
FSP	276	40		110	9,338
FST	84	55		46	3,905
TOTALS	2,305			1,858	157,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,858	118.7280	130.60	242,655	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1616 HX Base Yr



298 SW RAY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
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
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	275	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,726
TOTAL MARKET OB/XF VALUE		5,875
TOTAL LAND VALUE - MARKET		14,419
TOTAL MARKET VALUE		178,020
SOH/AGL Deduction		87,250
ASSESSED VALUE		90,770
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,359
TOTAL JUST VALUE		178,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,894

XFOB:2:1: PUMP HOUSE

LAND:2:1: LOW AND WET AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19244	ADDN SFR	82	02/19/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/1363	1/07/2022	LE	U	I	14	100
GRANTOR: GRAVES AUTHER W						
GRANTEE: ROBINSON CRYSTAL NI						
1357/0299	4/04/2018	LE	U	I	14	100
GRANTOR: AUTHER W & ANNELIESE						
GRANTEE: MICHELE GRAVES (RMD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FOP= N11 W7 S11 E7$ W7 N10 FSP= E7 N12 W23 S12 E16$ W16 S10 FST= W12 S7 E12 N7$ S7 FCP= W12 S21 E12 N21$ S21 E52 N28$.

LAND DESCRIPTION

TOTAL OB/XF 5,875

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		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,375							
2	9600	C	WASTELAND	100		00	0.00	0.00	0.25	AC		1.00	1.00	1.00	175.00	175.00	44							

REVIEW DATE 10/11/2023 BY KS Total Acres: 1.50 Total Land Value: 14,419 Market: 0 Agricultural: 0 Common: 14,419 PRINTED 11/17/2026 BY SYS