LOT 5 BLOCK C WESTWOOD ACRES S/D
DC 1040-1783, WD 1041-1259, DC 1

YANDA MARY KATHRYN
344 SW RAY TER
LAKE CITY, FL 32024

2027

04-4S-16-02762-000

BUILDING CHARACTERISTICS

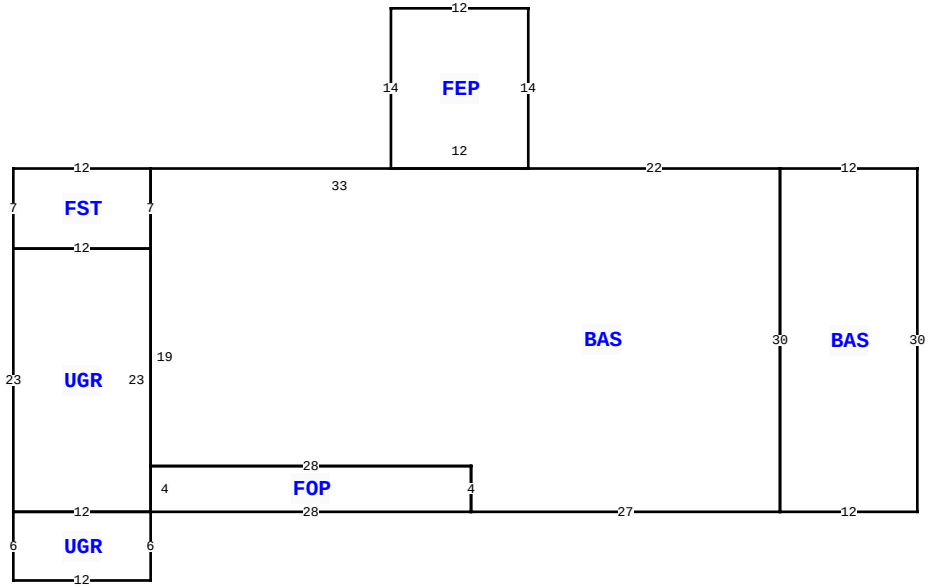
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	360	100		360	27,439
BAS	1,538	100		1,538	117,225
FEP	168	80		134	10,213
FOP	112	30		34	2,592
FST	84	55		46	3,506
UGR	72	45		32	2,439
UGR	276	45		124	9,451
TOTALS	2,610			2,268	172,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,268	106.6030	117.26	265,946	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1898 HX Base Yr 2016



344 SW RAY TER, 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
1	0210	GARAGE U	0	100	38	22	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
2	0166	CONC,PAVMT	0	100	10	60	600.00	UT	2.00	2.00	100	2007	2007	3	100	1,200	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		172,865
TOTAL MARKET OB/XF VALUE		7,500
TOTAL LAND VALUE - MARKET		18,170
TOTAL MARKET VALUE		198,535
SOH/AGL Deduction		80,519
ASSESSED VALUE		118,016
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		16,605
TOTAL JUST VALUE		198,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,689

PRMT:1:1: VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051934	Roof Replacement	15,000	12/27/2024
12542	REMODEL	60	05/21/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1041/1259	3/23/2005	WD	Q	I	06	100

GRANTOR: BETTY HARRILL ROPER

GRANTEE: BETTY HARRILL ROPER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FEP= N14 W12 S14 E12$ W33 FST= W12 S7 E12 N7$ S7 UGR= W12 S23 E12 N23$ S19 FOP= S4 UGR= W12 S6 E12 N6$ E28 N4 W28$ E28 S4 E27 BAS= E12 N30 W12 S30 $ N30$.

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	1.58	AC		1.00	1.00	1.00	11,500.00	11,500.00	18,170							

REVIEW DATE 01/29/2025 BY JS Total Acres: 1.58 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS