

COMM NW COR OF SW1/4 OF NE1/4, R  
S 688 FT TO S R/W JONES CT, RUN  
POB, CONT E 215 FT, S 195 FT, W

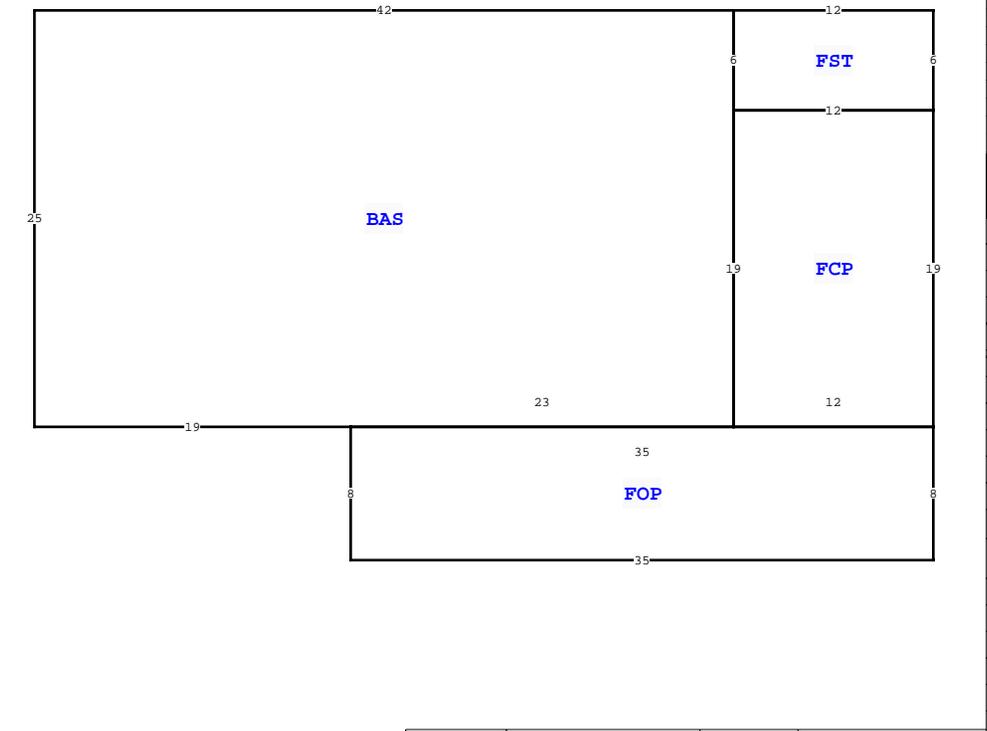
TRACY KYLE W/TRACY BRITTANY L  
194 SW JUNE GLN  
LAKE CITY, FL 32024

**2026**

06-5S-17-09136-004  
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	04	SINGLE SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,231	102.8160	117.21	144,286	1973	1973	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	79,996
FCP	228	25		57	4,343
FOP	280	30		84	6,400
FST	72	55		40	3,047
<b>TOTALS</b>	<b>1,630</b>			<b>1,231</b>	<b>93,786</b>

EXTRA FEATURES																	
L N	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	1993	1993	3	100	400	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0294	SHED WOOD/	0	100	15	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
6	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
7	0060	CARPORT F	0	100	18	21	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

TOTAL OB/XF											
4,100											

LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

TOTAL OB/XF											
4,100											

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	93,786		
TOTAL MARKET OB/XF VALUE	4,100		
TOTAL LAND VALUE - MARKET	23,000		
TOTAL MARKET VALUE	120,886		
SOH/AGL Deduction	55,531		
ASSESSED VALUE	65,355		
TOTAL EXEMPTION VALUE	HX HB 40,355		
BASE TAXABLE VALUE	25,000		
TOTAL JUST VALUE	120,886		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	116,238		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1279/1596	8/15/2014	WD U	I	11		100
GRANTOR: RANDOLPH & KAREN TRAC						
GRANTEE: KYLE W & BRITTANY T						
1278/0745	7/14/2014	WD U	I	12		40,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: RANDOLPH & KAREN TR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W42 S25 E19 FOP= S8 E35 N8 W35\$ E23 FCP= E12 N19W12 S19\$ N19 FST= E12 N6 W12S6\$ N6\$.											