COMM NW COR OF SW1/4 OF NE1/4, R
S 688 FT TO S R/W JUNES 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

2027

06-5S-17-09136-004

BUILDING CHARACTERISTICS

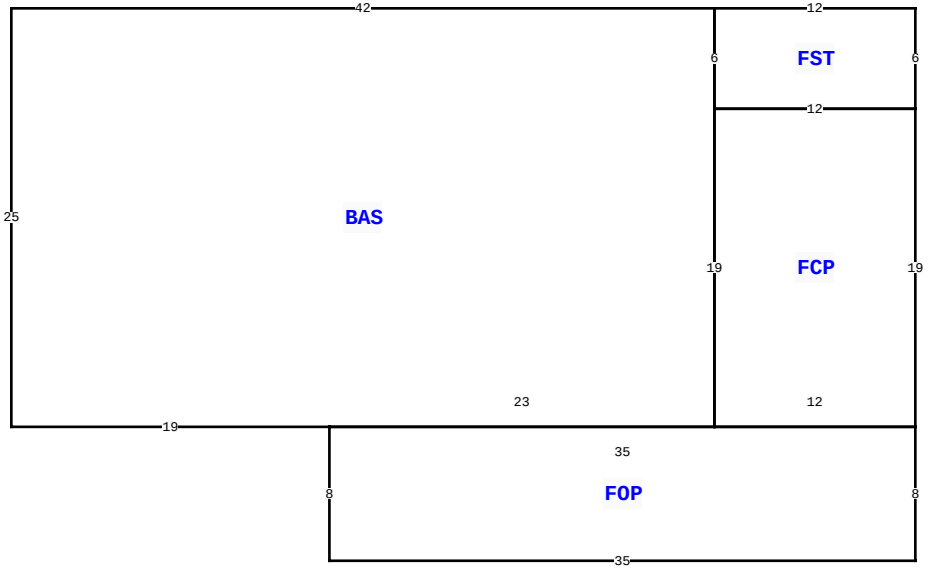
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	04	SINGLE SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	77,191
FCP	228	25		57	4,191
FOP	280	30		84	6,175
FST	72	55		40	2,941
TOTALS	1,630			1,231	90,497

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	113.10	139,226	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1050 HX Base Yr 2015



194 SW JUNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,497
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		117,597
SOH/AGL Deduction		50,281
ASSESSED VALUE		67,316
TOTAL EXEMPTION VALUE	HX HB	42,316
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,238

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

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 4,100

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

REVIEW DATE 07/25/2017 BY RP Total Acres: 0.96 Total Land Value: 23,000 Market: 0 Agricultural: 0 Common: 23,000 PRINTED 11/17/2026 BY SYS