COMM NW COR OF NE1/4 OF SE1/4, R
FT, S 300.26 FT FOR POB, CONT S
W 1095.09 FT, N 402.24 FT, E 109

RAY SANDRA K/RAY ROGER A
196 SW JANET GLN
LAKE CITY, FL 32024

2027

06-6S-17-09615-003

BUILDING CHARACTERISTICS

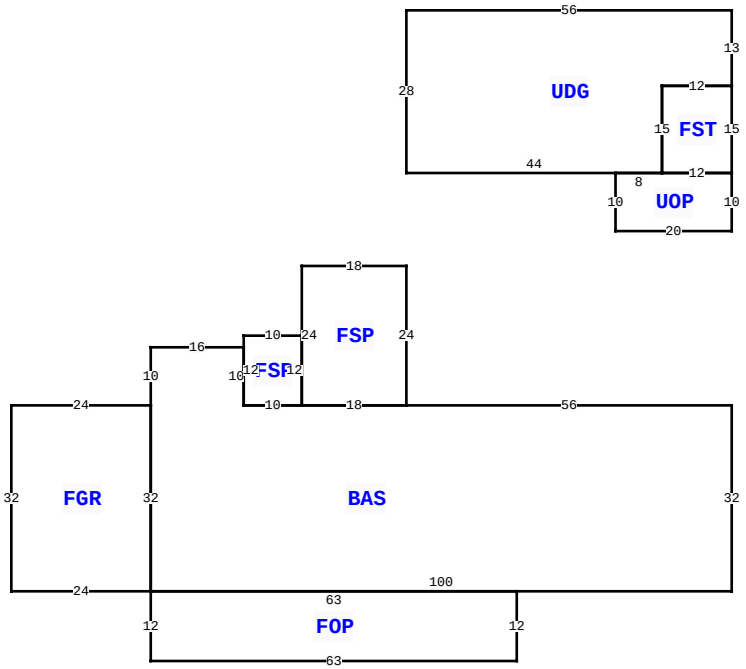
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,360	100		3,360	261,543
FGR	768	55		422	32,848
FOP	756	30		227	17,670
FSP	120	40		48	3,736
FSP	432	40		173	13,466
FST	180	55		99	7,706
UDG	1,388	55		763	59,392
UOP	200	20		40	3,114
TOTALS	7,204			5,132	399,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,132	101.7450	111.92	574,373	1996	1996	0	0	0	30.45	69.55

1 SINGLE FAM 100% - 2024 Heated Area: 3360 HX Base Yr 2024



256 SW JANET GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,095.00	UT	1.50	1.50	100	1996	1996	3	100	1,643	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	52.50	52.50	100	1997	1997	3	40	10,752	
4	0166	CONC,PAVMT	0	100	0	0	381.00	UT	1.50	1.50	100	1997	1997	3	100	572	
5	0282	POOL ENCL	0	100	0	0	750.00	UT	15.00	15.00	100	1997	1997	3	40	4,500	
6	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0260	PAVEMENT-A	0	100	0	0	1,600.00	UT	1.10	1.10	100	1997	1997	3	100	1,760	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		399,476
TOTAL MARKET OB/XF VALUE		25,227
TOTAL LAND VALUE - MARKET		109,120
TOTAL MARKET VALUE		456,210
SOH/AGL Deduction		22
ASSESSED VALUE		456,188
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		404,777
TOTAL JUST VALUE		533,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		541,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22840	M H	375	02/24/2005
12550	POOL	60	05/22/1997
12428	POOL	95	04/21/1997
001884	SFR	111,000	11/10/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/1958	1/22/2025	LE	U	I	14	100
GRANTOR: RAY ROGER A						
GRANTEE: RAY ROGER A (ENH LE						
1456/2624	1/13/2022	QC	U	I	11	450,000
GRANTOR: RAY SANDRA K						
GRANTEE: RAY SANDRA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 FSP= N24 W18 S24 E18$ W18 FSP= N12 W10 S12 E10$ W10 N10 W16 S10 FGR= W24 S32 E24 N32$ S32 FOP= S12 E63N12 W63$ E100 N32$ PTR= N30 UOP= N10 FST= N15 W12 S15 E12$ W12 UDG= N15 E12 N13 W56S28 E44 $ W8 S10 E20$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 25,227

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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.18	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,980							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	7.24	AC		1.00	1.00	1.00	280.00	280.00	2,027							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.24	AC		1.00	1.00	1.00	11,000.00	11,000.00	79,640							
5	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500							

REVIEW DATE 10/03/2017 BY DF Total Acres: 9.92 Total Land Value: 31,507 Market: 79,640 Agricultural: 2,027 Common: 29,480 PRINTED 11/16/2026 BY SYS