

BEG AT SE COR OF NE1/4 OF SE1/4
 RUN N 512.95 FT, W 199.61 FT, N
 199.61 FT, N 96.15 FT TO S R/W C

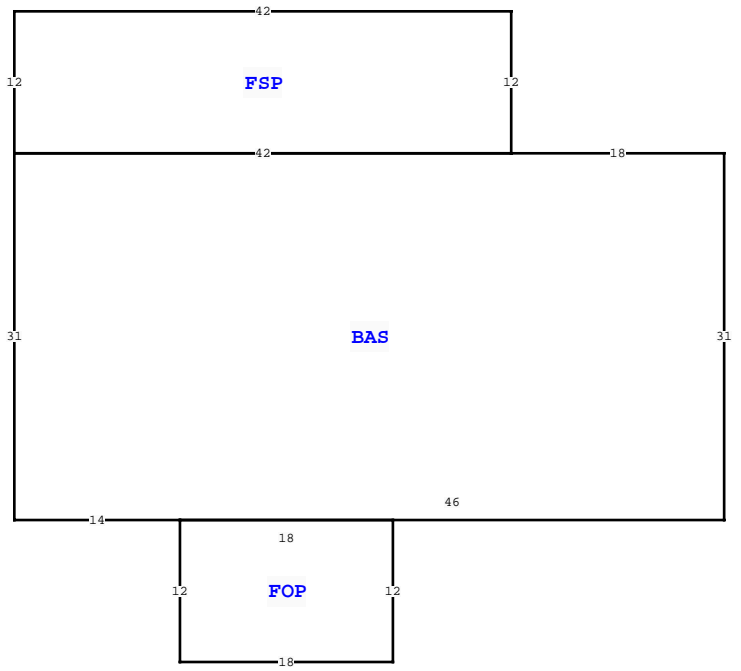
GRAVES CYNTHIA D
 256 SW LEON SAULS LOOP
 LAKE CITY, FL 32025

2026

09-5S-17-09174-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	06	06	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	9517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,860	100	
FOP	216	35	
FSP	504	40	
TOTALS	2,580		
			2,138
			199,714

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,138	130.7550	122.91	262,782	2014	2014	0	0	24.00	76.00	
1 MANUF 1 100% - 2016 Heated Area: 1860 HX Base Yr 2016												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			199,714
TOTAL MARKET OB/XF VALUE			3,500
TOTAL LAND VALUE - MARKET			130,590
TOTAL MARKET VALUE			215,997
SOH/AGL Deduction			111,715
ASSESSED VALUE			104,282
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			52,871
TOTAL JUST VALUE			333,804
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			341,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32927	M H	590	04/30/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/883	4/20/2022	LE U	U	I	14	100
GRANTOR: GRAVES CYNTHIA S AKA						
GRANTEE: HOLCOMBE HANNAH						
1235/2265	5/23/2012	WD U	V	30		100
GRANTOR: CYNTHIA S GRAVES & ET						
GRANTEE: CYNTHIA D GRAVES						

EXTRA FEATURES		256 SW LEON SAULS LOOP, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0040	BARN, POLE	0 100
2	0296	SHED METAL	0 100

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	0040	BARN, POLE	0 100	30	40	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,500	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FSP= N12 W42S12 E42S W42 S31 E14 FOP= S12 E18 N12 W18S E46 N31S.	

LAND DESCRIPTION		TOTAL OB/XF 3,500																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.51	AC		1.00	1.00	1.00	280.00	280.00	3,783							
2	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	13.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	121,590							
3	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							