

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

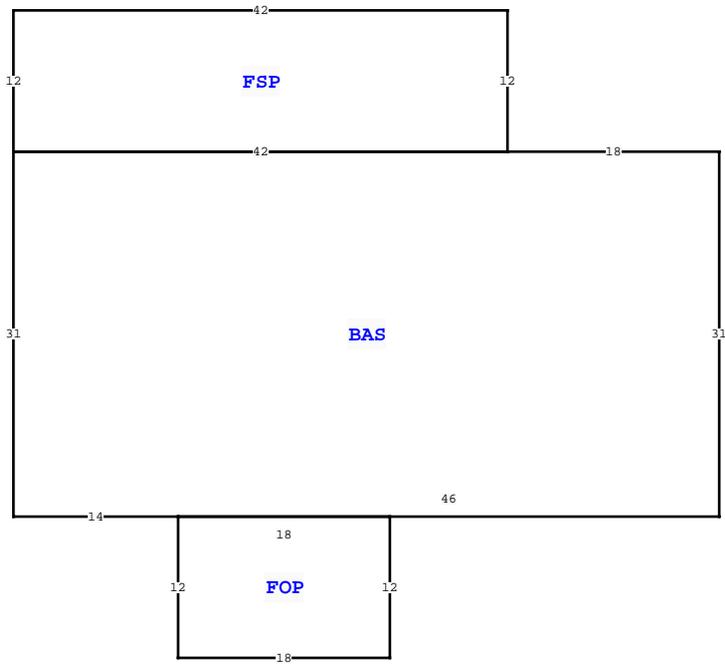
2026

09-5S-17-09174-000



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
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	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,860	100		1,860	177,435	
FOP	216	35		76	7,250	
FSP	504	40		202	19,270	
TOTALS	2,580			2,138	203,955	

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	125.52	268,362	2014	2014	0	0	24.00	76.00		
1 MANUF 1 100% - 2016 Heated Area: 1860 HX Base Yr 2016													



256 SW LEON SAULS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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

TOTAL OB/XF 3,500

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	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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		203,955	
TOTAL MARKET OB/XF VALUE		3,500	
TOTAL LAND VALUE - MARKET		130,590	
TOTAL MARKET VALUE		220,238	
SOH/AGL Deduction		115,956	
ASSESSED VALUE		104,282	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		52,871	
TOTAL JUST VALUE		338,045	
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

BUILDING NOTES

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