LOT 24 WOODCREST S/D UNIT 2.
ORB 803-1853, 886-630,
934-1255,

RAYNER THOMAS J/RAYNER MARY M
272 SW CREST GLN
LAKE CITY, FL 32024

2027

11-4S-16-02905-324

BUILDING CHARACTERISTICS

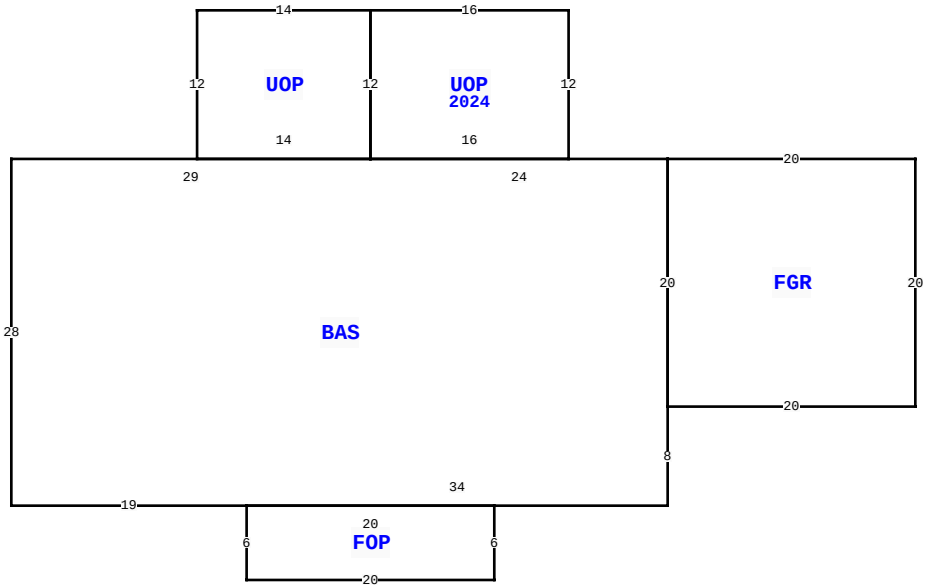
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100		1,484	135,427
FGR	400	55		220	20,077
FOP	120	30		36	3,285
UOP	168	20		34	3,102
UOP	192	20	2024	38	3,468
TOTALS	2,364			1,812	165,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	115.1500	126.66	229,508	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2002 Heated Area: 1484 HX Base Yr 2002



272 SW CREST GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,361
TOTAL MARKET OB/XF VALUE		4,967
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		205,328
SOH/AGL Deduction		68,162
ASSESSED VALUE		137,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,755
TOTAL JUST VALUE		205,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15379	SFR	245	04/13/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/1255	8/31/2001	WD	Q	I		97,000
GRANTOR: KEITH & CLAIRE RAYNER						
GRANTEE: THOMAS J & MARY M R						
0886/0630	8/11/1999	WD	Q	I		86,200
GRANTOR: GIEBIEG						
GRANTEE: RAYNER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 W29 S28 E19 E34 N8 N20 $
FGR=[ORIG=0,20] E20 N20 W20 S20 $
UOP=[ORIG=-24,0] N12 W14 S12 E14 $
FOP=[ORIG=-34,28] S6 E20 N6 W20 $
UOP=[YR=2024;ORIG=-24,-12] E16 S12 W16 N12 $
.

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	1,471.00	UT	1.50	1.50	100	1999	1999	3	100	2,207	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1999	1999	3	100	600	
3	0296	SHED METAL	0	100	12	24	288.00	UT	7.50	7.50	100	2009	2009	3	100	2,160	

LAND DESCRIPTION

TOTAL OB/XF 4,967

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/10/2024 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS