LOT 22 MAY-FAIR S/D UNIT 3.

WD 1250-2273, WD 1264-876, QC 14

THE JOHN AND RHONDA TRUST
255 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-322

BUILDING CHARACTERISTICS

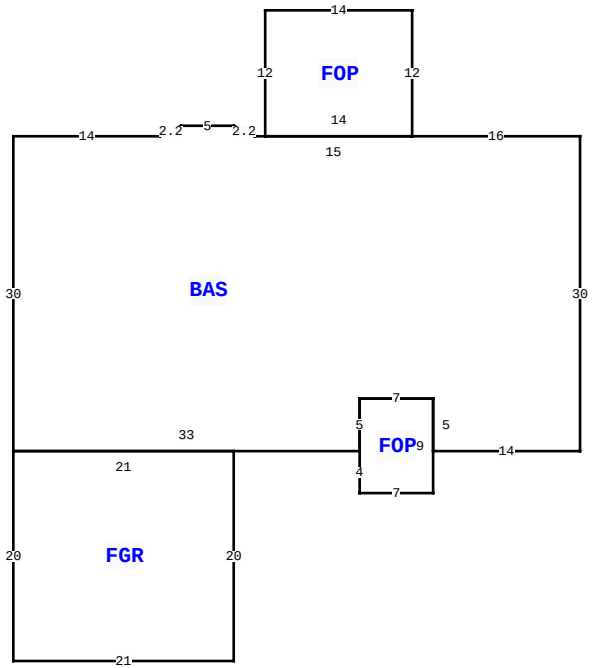
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	195,406
FGR	420	55		231	28,354
FOP	63	30		19	2,332
FOP	168	30		50	6,137
TOTALS	2,243			1,892	232,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,892	124.5321	139.48	263,896	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2014 Heated Area: 1592 HX Base Yr 2014



255 SW LUCILE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	920.00	UT	2.00	2.00	100	2013	2013	3	100	1,840	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		232,228
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		269,868
SOH/AGL Deduction		102,430
ASSESSED VALUE		167,438
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,027
TOTAL JUST VALUE		269,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,507

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30871	SFR	697	03/25/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1487/386	3/25/2023	QC	U	I	11	100
GRANTOR: BROWN JOHN R						
GRANTEE: THE JOHN AND RHONDA						
1264/0876	11/04/2013	WD	Q	I	01	166,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: JOHN R & RHONDA H B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N12 W14 S12 E14$ W15 L2 U1 W5 D1 L2 W14 S30
FGR= S20 E21 N20 W21$ E33 FOP= S4 E7 N9 W7 S5$ N5 E7 S5 E14 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,640

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 06/26/2026 BY SYS