(AKA PRCL #'S 17 & 18 PRICE CREE
DESC AS): COMM 652.56 FT E OF SW
NE1/4, RUN N 883.86 FT FOR POB,

RAULERSON PAUL/RAULERSON LORA JO
239 SE TEVIS AVE
LAKE CITY, FL 32025

2027

14-4S-17-08346-026

BUILDING CHARACTERISTICS

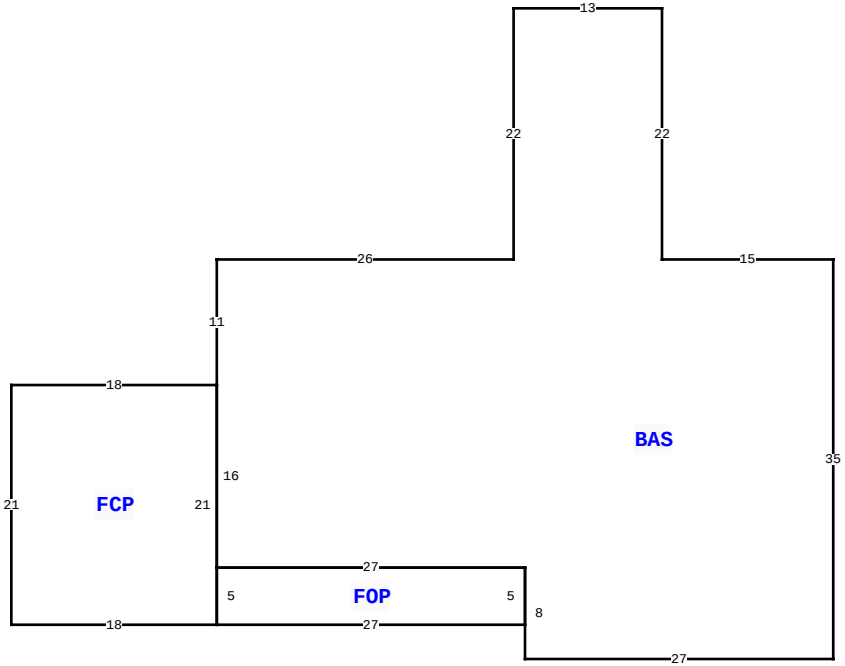
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	14417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	166,206
FCP	378	25		94	7,971
FOP	135	30		40	3,392
TOTALS	2,473			2,094	177,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	118.6020	130.46	273,183	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1960 HX Base Yr 2003



239 SE TEVIS AVE, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	
3	0166	CONC,PAVMT	0	100	105	9	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
6	0166	CONC,PAVMT	0	100	28	53	972.00	UT	1.50	1.50	100	1999	1999	3	100	1,458	
7	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,569
TOTAL MARKET OB/XF VALUE		23,194
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		232,763
SOH/AGL Deduction		89,787
ASSESSED VALUE		142,976
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,565
TOTAL JUST VALUE		232,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,989

SALE:5:1: DISTRESS SALE PER DR-219 FORM (ORB 938-2

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044941	Roof Replacement	10,599	07/12/2022
15352	POOL	110	04/08/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/2388	10/22/2015	QC	U	I	30	76,300
GRANTOR: PAUL & LORA JO RAULER						
GRANTEE: PAUL & LORA JO RAUL						
0938/2188	10/30/2001	WD	U	I		127,000
GRANTOR: CORNWELL						
GRANTEE: PAUL RAULERSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N22 W13 S22 W26 S11 FCP= W18 S21 E18 N21$ S16 FOP= S5 E27 N5 W27$ E27 S8 E27 N35$.

LAND DESCRIPTION

TOTAL OB/XF 23,194

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 08/02/2022 BY JS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS