LOT 5 HI-DRI ACRES UNIT 1.
470-75, 585-646, 657-408, 705-63

SHEALY RAY L/SHEALY PATRICIA A
369 SW RAVEN LN
LAKE CITY, FL 32024-5177

2027

15-5S-16-03623-005

BUILDING CHARACTERISTICS

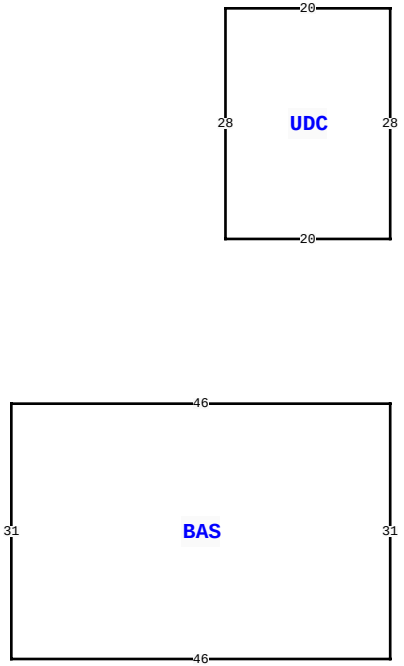
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,426	100		1,426	106,445
UDC	560	25		140	10,451
TOTALS	1,986			1,566	116,895

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,566	104.4000	114.84	179,839	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 1426 HX Base Yr 2012



369 SW RAVEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	116,895
TOTAL MARKET OB/XF VALUE	27,343
TOTAL LAND VALUE - MARKET	27,360
TOTAL MARKET VALUE	171,598
SOH/AGL Deduction	69,221
ASSESSED VALUE	102,377
TOTAL EXEMPTION VALUE	HX HB SX 101,411
BASE TAXABLE VALUE	966
TOTAL JUST VALUE	171,598
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1223/0117	10/10/2011	WD	Q	I	01	85,000
GRANTOR: ROBERT & BRENDA CRUZ						
GRANTEE: RAY L & PATRICIA A						
0905/2606	7/10/2000	WD	Q	I		50,000
GRANTOR: JOHN & FLORINDA WEBBE						
GRANTEE: ROBERT & BRENDA CRU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S31 E46 N31$ PTR= N20UDC= N28 W20 S28 E20$ S20$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	298.00	UT	1.05	1.05	100	1993	1993	3	100	313	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	75	1993	1993	3	75	1,350	
6	0030	BARN,MT	0	100	20	24	480.00	UT	18.00	18.00	100	2007	2007	3	100	8,640	
7	0030	BARN,MT	0	100	18	20	360.00	UT	18.00	18.00	100	2007	2007	3	100	6,480	
8	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
10	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 26,543

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	1.71	AC		1.00	1.00	1.00	16,000.00	16,000.00	27,360							

REVIEW DATE 02/12/2026 BY KS Total Acres: 1.71 Total Land Value: 27,360 Market: 0 Agricultural: 0 Common: 27,360 PRINTED 11/17/2026 BY SYS

LOT 5 HI-DRI ACRES UNIT 1.
470-75, 585-646, 657-408, 705-63

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TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

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
11	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

TOTAL OB/XF 800

LAND DESCRIPTION

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

REVIEW DATE 02/12/2026 BY KS — Total Acres: 1.71 — Total Land Value: 27,360 — Market: 0 — Agricultural: 0 — Common: 27,360 — PRINTED 11/17/2026 BY SYS