LOT 19 COLUMBIA CITY HOMESITES
UNIT 1.

RUCKMAN CLINT D/RUCKMAN AMY M
117 SW RAVEN LN
LAKE CITY, FL 32024

2027

15-5S-16-03626-319

BUILDING CHARACTERISTICS

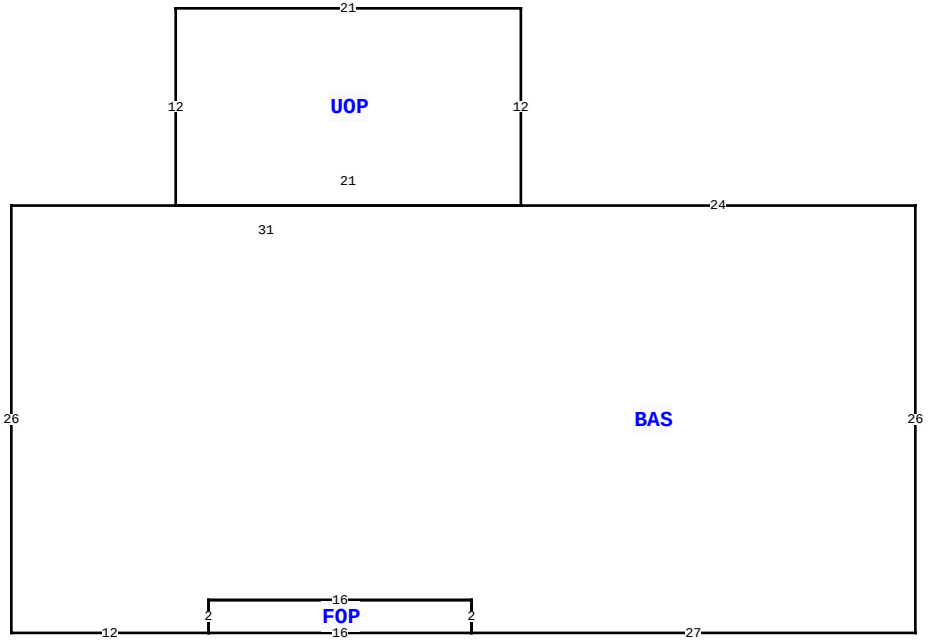
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 02
NEIGHBORHOOD/LOC	15516.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,398	100		1,398	124,597
FOP	32	30		10	891
UOP	252	20		50	4,456
TOTALS	1,682			1,458	129,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	117.0000	128.70	187,645	1995	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2005 Heated Area: 1398 HX Base Yr 2005



117 SW RAVEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		129,944
TOTAL MARKET OB/XF VALUE		4,009
TOTAL LAND VALUE - MARKET		14,000
TOTAL MARKET VALUE		147,953
SOH/AGL Deduction		43,225
ASSESSED VALUE		104,728
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,317
TOTAL JUST VALUE		147,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10141	SFR	33,000	08/31/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1028/2354	10/19/2004	WD	Q	I		94,300
GRANTOR: MILTON THOMAS CALDWEL						
GRANTEE: CLINT D & AMY M RUC						
1008/2351	2/24/2004	QC	Q	I	01	100
GRANTOR: RUSSELL W & CAROL COR						
GRANTEE: CALDWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 UOP= N12 W21 S12 E21$ W31 S26 E12 FOP= E16 N2W16 S2$ N2 E16 S2 E27 N26$.

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	13	46	598.00	UT	1.50	1.50	100	1995	1995	3	100	897	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0294	SHED WOOD/	0	100	8	16	128.00	UT	7.50	7.50	75	1995	1995	3	75	720	
4	0252	LEAN-TO W/	0	100	8	16	128.00	UT	2.00	2.00	75	1995	1995	3	75	192	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,009

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	14,000.00	14,000.00	14,000							

REVIEW DATE 02/06/2026 BY KS Total Acres: 0.59 Total Land Value: 14,000 Market: 0 Agricultural: 0 Common: 14,000 PRINTED 11/17/2026 BY SYS