SW1/4 OF SE1/4.

LE 550-75, 638-151 THRU 154, 674

REGISTER PAUL RANDOLPH/REGISTER TERESA GAY
3796 SE CR-245
LAKE CITY, FL 32025

2027

21-1S-17-04555-000

BUILDING CHARACTERISTICS

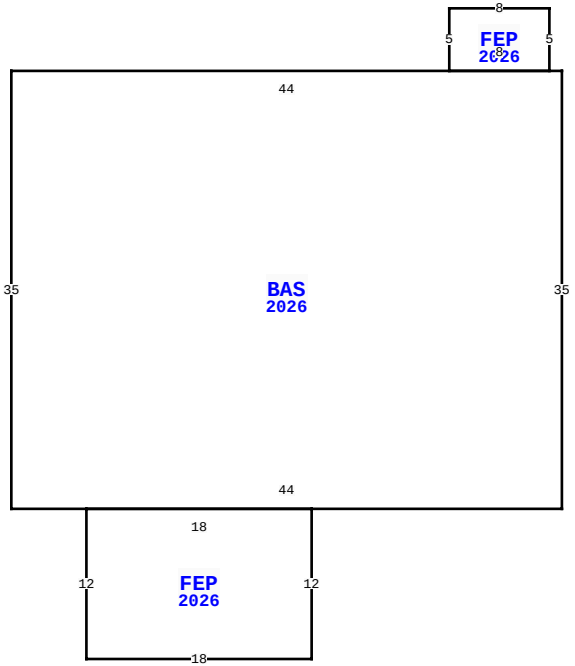
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	21117.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	2026	1,540	64,745
FEP	40	80	2026	32	1,346
FEP	216	80	2026	173	7,274
TOTALS	1,796			1,745	73,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,745	58.8000	64.68	112,867	1947	1947	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1540 HX Base Yr



387 NE OMAR TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	73,364
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	88,523
SOH/AGL Deduction	21,222
ASSESSED VALUE	67,301
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	67,301
TOTAL JUST VALUE	233,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	234,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/2323	4/12/2018	LE	U	V	14	100
GRANTOR: PAUL RANDOLPH & TERES						
GRANTEE: BRICE LITTLE & CORB						
1307/0509	1/19/2016	WD	U	V	30	100
GRANTOR: PAUL R REGISTER						
GRANTEE: PAUL RANDOLPH & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=12,7] E44 S35 W44 N35 $
FEP=[YR=2026;ORIG=47,2] E8 S5 W8 N5 $
FEP=[YR=2026;ORIG=18,42] E18 S12 W18 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	0070	CARPORT UF	0	0	24	20	1.00	UT	100.00	100.00	100	2026	2025		100	100	
2	0296	SHED METAL	0	0	14	16	1.00	UT	100.00	100.00	100	2026	2025		100	100	

LAND DESCRIPTION

TOTAL OB/XF 200

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	5600	A	TIMBER 3	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	281.00	281.00	10,959							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	39.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	156,000							
3	0100	C	SFR	0					1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							

REVIEW DATE 04/10/2025 BY MLU Total Acres: 40.00 Total Land Value: 14,959 Market: 156,000 Agricultural: 10,959 Common: 4,000 PRINTED 11/17/2026 BY SYS