LOT 7 & 8 LAKEWOOD ACRES S/D.
ORB 475-200, 773-283,

RANCKEN JOHN T II/RANCKEN CHARLES DANIEL
285 NW BERT AVE
LAKE CITY, FL 32055-5147

2026

21-3S-16-02216-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

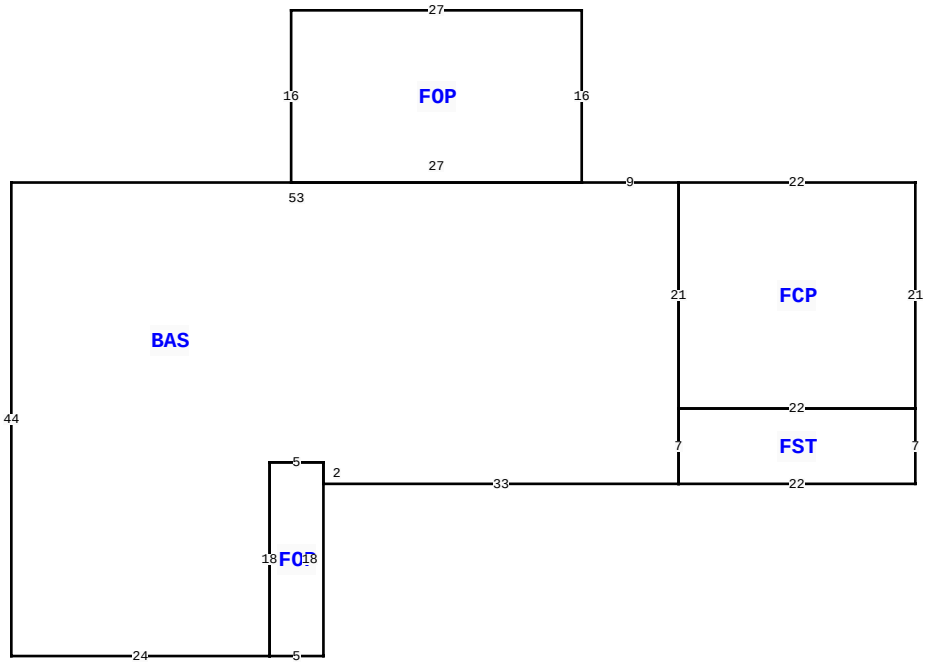
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100		2,110	138,343
FCP	462	25		116	7,606
FOP	90	30		27	1,770
FOP	432	30		130	8,523
FST	154	55		85	5,573
TOTALS	3,248			2,468	161,816

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,468	88.4822	100.87	248,947	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2110 HX Base Yr 2016



285 NW BERT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		161,816
TOTAL MARKET OB/XF VALUE		5,400
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		198,831
SOH/AGL Deduction		52,922
ASSESSED VALUE		145,909
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		89,498
TOTAL JUST VALUE		262,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,376

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1226/2267	12/20/2011	PB	U	I	11	0

GRANTOR: BARBARA LEE RANCKEN E

GRANTEE: JOHN T RANCKEN II &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N16 W27 S16 E27$ W53 S44 E24 FOP= E5 N18W5 S18$ N18 E5 S2 E33 FST= E22 N7 W22 S7$ N7 FCP= E22 N21 W22 S21$ N21$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	12	20	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
6	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	300	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

LAND DESCRIPTION

TOTAL OB/XF 5,400

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	3.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	28,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	445.00	445.00	3,115							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	66,500							

REVIEW DATE 02/08/2023 BY KS Total Acres: 10.00 Total Land Value: 31,615 Market: 66,500 Agricultural: 3,115 Common: 28,500 PRINTED 05/08/2026 BY SYS