LOT 4 WINGATE ESTATES.

1063-1496, WD 1165-915, WD 1327-

RAULERSON BLAKE/RAULERSON SARAH
183 SW GRANITE CT
LAKE CITY, FL 32024

2027

21-4S-16-03081-204

BUILDING CHARACTERISTICS

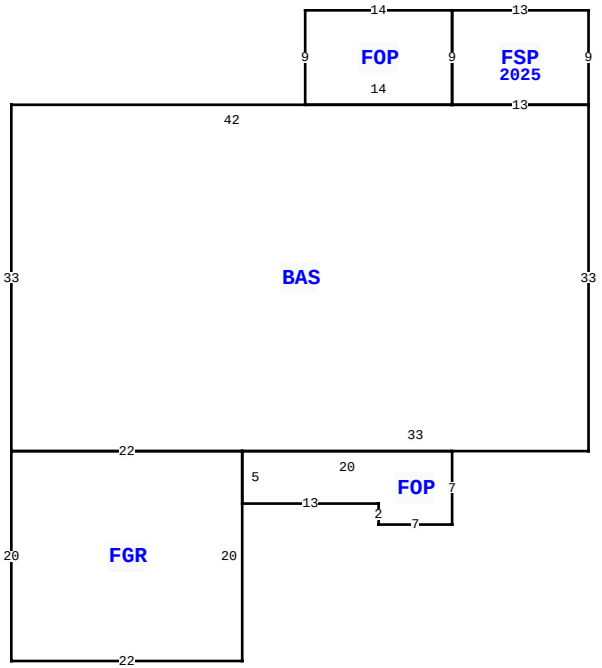
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	21416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100		1,815	232,937
FGR	440	55		242	31,058
FOP	114	30		34	4,364
FOP	126	30		38	4,877
FSP	117	40	2025	47	6,032
TOTALS	2,612			2,176	279,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	125.4528	138.00	300,288	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2026 Heated Area: 1815 HX Base Yr 2026



183 SW GRANITE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0166	CONC,PAVMT	0	100	0	0	1,612.00	UT	2.00	2.00	100	2018	2018	3	100	3,224	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021		75	4,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	279,268
TOTAL MARKET OB/XF VALUE	11,424
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	325,692
SOH/AGL Deduction	55,242
ASSESSED VALUE	270,450
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	219,039
TOTAL JUST VALUE	325,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	330,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042451	Electrical Servic	2,345	07/30/2021
36227	SFR	887	01/22/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2101	6/30/2025	WD	Q	I	01	394,000
GRANTOR: SLADE FRANK						
GRANTEE: RAULERSON BLAKE						
1380/0382	3/11/2019	WD	Q	I	01	227,000
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: FRANK & KATHY SLADE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 W42 S33 E22 E33 N33 $
FGR=[ORIG=-55,33] S20 E22 N20 W22 $
FOP=[ORIG=-13,0] N9 W14 S9 E14 $
FOP=[ORIG=-33,33] S5 E13 S2 E7 N7 W20 $
FSP=[YR=2025;ORIG=-13,-9] E13 S9 W13 N9 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,424

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/23/2025 BY TP Total Acres: 0.84 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS