

(AKA PART OF LOT 2, LEON MCCALL'S SURVEY UNR DESC AS):
COMM SW COR OF SEC, RUN E

RAGAN TIMOTHY J/RAGAN JO ELLA
149 NW PINELLAS COURT
LAKE CITY, FL 32055

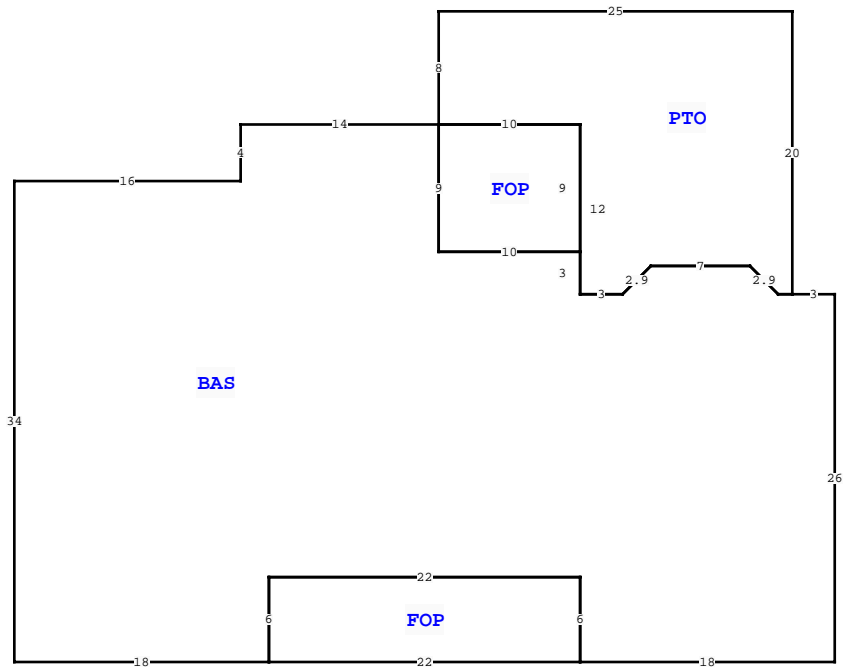
2026

22-3S-16-02264-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	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	22316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,720	100	
FOP	90	30	
FOP	132	30	
PTO	362	5	
TOTALS	2,304		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,805	126.2800	141.43	255,281	2008	2008	0	0	17.00	83.00		
2 SINGLE FAM 100% - 0 Heated Area: 1720 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			211,883	
TOTAL MARKET OB/XF VALUE			3,500	
TOTAL LAND VALUE - MARKET			14,400	
TOTAL MARKET VALUE			229,783	
SOH/AGL Deduction			69,560	
ASSESSED VALUE			160,223	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			109,501	
TOTAL JUST VALUE			229,783	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			232,336	

SALE:3:1: .88 AC
SALE:2:1: JOINT TENANTS
SALE:1:1: .80 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26318	SFR	519	10/09/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0782/1932	11/22/1993	WD	Q	I		35,000
GRANTOR: ALVINA FULWOOD						
GRANTEE: TIMOTHY RAGAN						
0780/1678	9/24/1993	WD	Q	I	02	0
GRANTOR: FULWOOD						
GRANTEE: FULWOOD-PFAFF						

EXTRA FEATURES																
L N	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	0021	BARN,FR AE	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	2,000	

TOTAL OB/XF														3,500
149 NW PINELLAS CT, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														

BUILDING NOTES													

BUILDING DIMENSIONS
BAS= W14 S4 W16 S34 E18 FOP= E22 N6 W22 S6\$ N6 E22 S6 E18 N26
W3 PTO= N20 W25 S8 FOP= S9 E10 N9 W10\$ E10 S12 E3 R2 U2 E7
R2 D2 E1\$ W1 U2 L2 W7 D2 L2 W3 N3 W10 N9\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF/MH	0.00	0.00	0.80	AC		1.00	1.00	1.20	15,000.00	18,000.00	14,400							