

BEG SE COR OF N1/2 OF SW1/4 OF S FT, W 345 FT, S 180 FT, E 345 FT A PARCEL OF LAND 30 FT IN WIDTH,

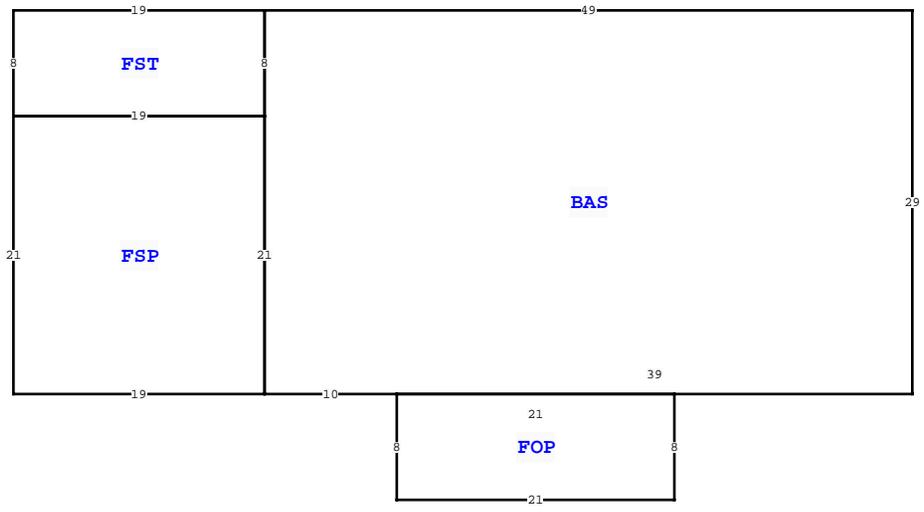
PATRIOTIS VASILIOS THEMISTOCLES/PATRIOTIS BRITTANY
464 SW RANDALL TER
LAKE CITY, FL 32024

2026

24-4S-16-03115-005


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,715	127.2000	142.46	244,319	1977	2000		0	0	25.00	75.00	
1 SINGLE FAM 100% - 2022 Heated Area: 1421 HX Base Yr 2022													



MAP NUM	MKT AREA	06			
24416.030	1.00				
NEIGHBORHOOD/LOC	24416.030	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,421	100		1,421	151,827
FOP	168	30		50	5,342
FSP	399	40		160	17,096
FST	152	55		84	8,975
TOTALS	2,140			1,715	183,239

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION		TOTAL OB/XF														2,050								
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-1	30.00	0.00	1.24	AC		1.00	1.00	1.00	11,500.00	11,500.00	14,260							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				183,239	
TOTAL MARKET OB/XF VALUE				2,050	
TOTAL LAND VALUE - MARKET				14,260	
TOTAL MARKET VALUE				199,549	
SOH/AGL Deduction				20,889	
ASSESSED VALUE				178,660	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				127,249	
TOTAL JUST VALUE				199,549	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				201,992	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2740	4/19/2021	WD	Q	I	01	175,000
GRANTOR: LEBOSS RYAN TODD						
GRANTEE: PATRIOTIS VASILIOS						
1434/1770	4/10/2021	QC	U	I	11	100
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W49 S8 S21 E10 E39 N29 \$	
FSP=[ORIG=-49,8] W19 S21 E19 N21 \$	
FOP=[ORIG=-39,29] S8 E21 N8 W21 \$	
FST=[ORIG=-49,0] W19 S8 E19 N8 \$	