COMM SW COR OF SE1/4 OF SW1/4, R
FT TO SW COR LOT 8 AND POB, CONT
E 170 FT, S 179.5 FT, W 170 FT T

MUELLER KELLY T/MUELLER JOSHUA N
374 SW RANDALL TERR
LAKE CITY, FL 32024

2027

24-4S-16-03116-009

BUILDING CHARACTERISTICS

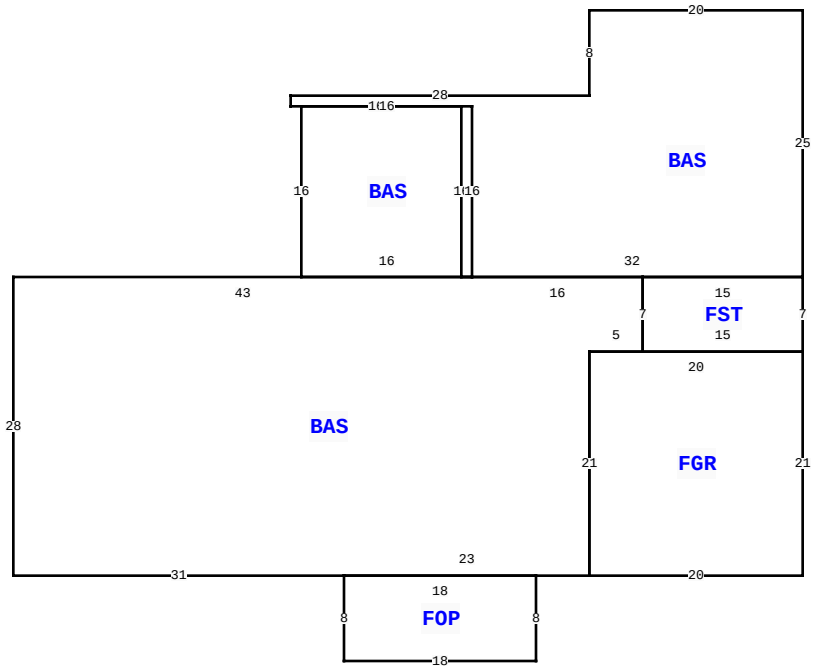
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	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
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	20,311
BAS	720	100		720	57,124
BAS	1,547	100		1,547	122,738
FGR	420	55		231	18,327
FOP	144	30		43	3,412
FST	105	55		58	4,601
TOTALS	3,192			2,855	226,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,855	110.9600	122.06	348,481	1976	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 2523 HX Base Yr 2016



374 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		226,513
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		260,613
SOH/AGL Deduction		89,765
ASSESSED VALUE		170,848
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		114,437
TOTAL JUST VALUE		260,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054332	Remodel	3,500	10/28/2025
24979	REMODEL	0	09/15/2006
8284	ADDN SFR	20,000	04/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1297/2737	7/15/2015	WD	Q	I	01	159,000
GRANTOR: CHARLES & PAMELA KITC						
GRANTEE: KELLY T & JOSHUA N						
1074/2680	2/17/2006	WD	Q	I		179,500
GRANTOR: RONNIE AND KATHERINE						
GRANTEE: CHARLES AND PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S8 W28 S1 E16 S16 E32 FST= W15 BAS= W16 BAS= N16 W16 S16 E16$ W43 S28 E31 FOP= S8 E18 N8 W18$ E23 FGR= E20 N21 W20 S21$ N21 E5N7$ S7 E15 N7$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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		RSF-1	180.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 03/23/2026 BY robin Total Acres: 0.70 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS