COMM SW COR OF SE1/4 OF SW1/4, R
TO SW COR LOT 10 AND POB, CONT N
170 FT, S 179.5 FT, W 170 FT TO

KRECIOCH RAYMOND/KRECIOCH BETTY
438 SW RANDALL TER
LAKE CITY, FL 32024

2027

24-4S-16-03116-011

BUILDING CHARACTERISTICS

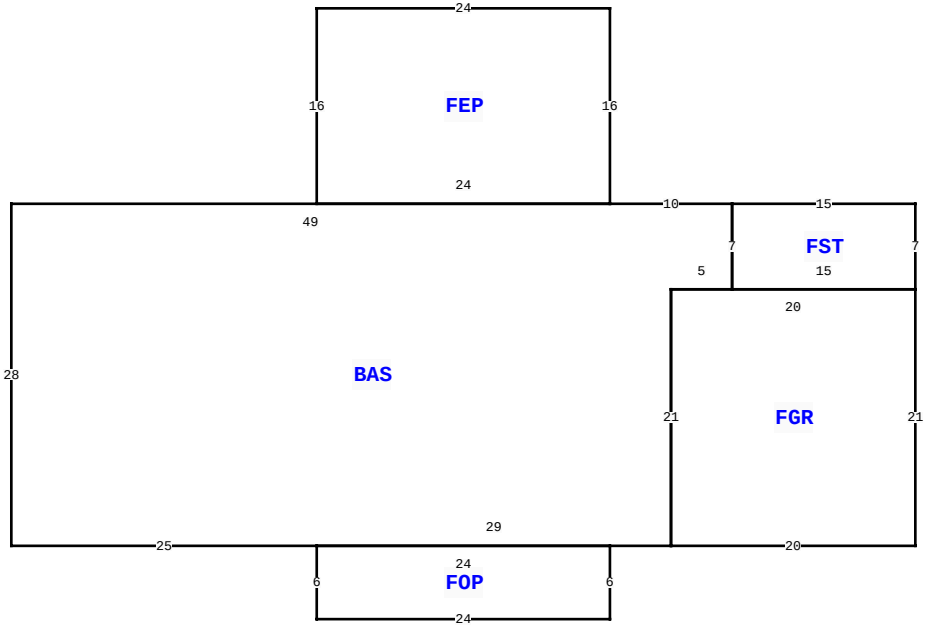
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,547	100		1,547	124,246
FEP	384	80		307	24,656
FGR	420	55		231	18,552
FOP	144	30		43	3,453
FST	105	55		58	4,658
TOTALS	2,600			2,186	175,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,186	112.3260	123.56	270,102	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1547 HX Base Yr



438 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	0	14	24	336.00	UT	70.00	70.00	100	1987	1987	3	40	9,408	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0282	POOL ENCL	0	0	24	39	936.00	UT	15.00	15.00	100	1993	1993	3	40	5,616	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	175,566
TOTAL MARKET OB/XF VALUE	18,224
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	218,790
SOH/AGL Deduction	0
ASSESSED VALUE	218,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	218,790
TOTAL JUST VALUE	218,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	221,988

PRCL:0:10: COUNTER & TOOK THE PARCEL NO FROM THE T

LAND:1:1: 0.70 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1113/1646	2/28/2007	LE	Q	I	01	0

GRANTOR: RETA ROSE KRECIOCH (R

GRANTEE: RAYMOND & BETTY KRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FEP= N16 W24 S16 E24$ W49 S28 E25 FOP= S6 E24 N6 W24$E29 FGR= E20 N21 W20 S21$ N21 E5 FST= E15 N7 W15 S7$ N7$.

LAND DESCRIPTION

TOTAL OB/XF 18,224

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	0		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 02/18/2025 BY KS Total Acres: 0.70 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS