

COMM SW COR OF SE1/4 OF SW1/4, R  
762.18 FT TO SW COR LOT 11 BLK D  
POB, CONT N 174.25 FT, E 170 FT,

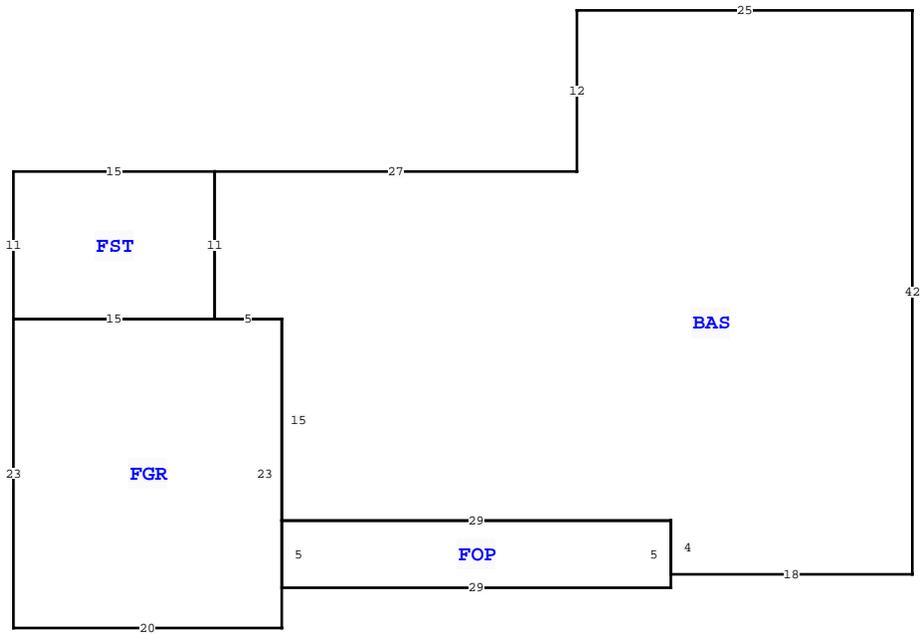
WHITE JOHN WILLIAM/WHITE KAREN J  
482 SW RANDALL TER  
LAKE CITY, FL 32024

**2026**

24-4S-16-03116-012  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	1,649	100	
FGR	460	55	
FOP	145	30	
FST	165	55	
TOTALS	2,419		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,037	113.6520	129.56	263,914	1976	1976	0	0	35.00	65.00
1 SINGLE FAM			100% - 2015	Heated Area: 1649		HX Base Yr 2015					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			171,544
TOTAL MARKET OB/XF VALUE			4,425
TOTAL LAND VALUE - MARKET			25,000
TOTAL MARKET VALUE			200,969
SOH/AGL Deduction			93,000
ASSESSED VALUE			107,969
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			56,558
TOTAL JUST VALUE			200,969
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			195,463
LAND:1:1: 0.60 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/2085	3/05/2014	WD	U	I	30	100
GRANTOR: KAREN J WHITE						
GRANTEE: JOHN W & KAREN J WH						
1197/0664	7/02/2010	WD	U	I	11	100
GRANTOR: RICHARD F CREIGHTON (						
GRANTEE: KAREN J WHITE (A MA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	0.00	0.00	100	1993
2	0258	PATIO	0	100	0	0	0	0.00	0.00	100	0
3	0120	CLFENCE 4	0	100	0	0	0	0.00	0.00	100	1993
4	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2014
5	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2014
6	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2019

TOTAL OB/XF											
4,425											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1144.00	170.00		1.00	LT	1.00

BUILDING NOTES						
BLD DATE						
XF DATE						
LGL DATE						
LAND DATE						
AG DATE						
04/14/2026 MLU						

BUILDING DIMENSIONS											
BAS= W25 S12 W27 FST= W15 S11 E15 N11\$ S11 FGR= W15 S23E20 N23 W5\$ E5 S15 FOP= S5 E29 N5 W29\$ E29 S4 E18 N42\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1144.00	170.00		1.00	LT	1.00