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

2027

24-4S-16-03116-012

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

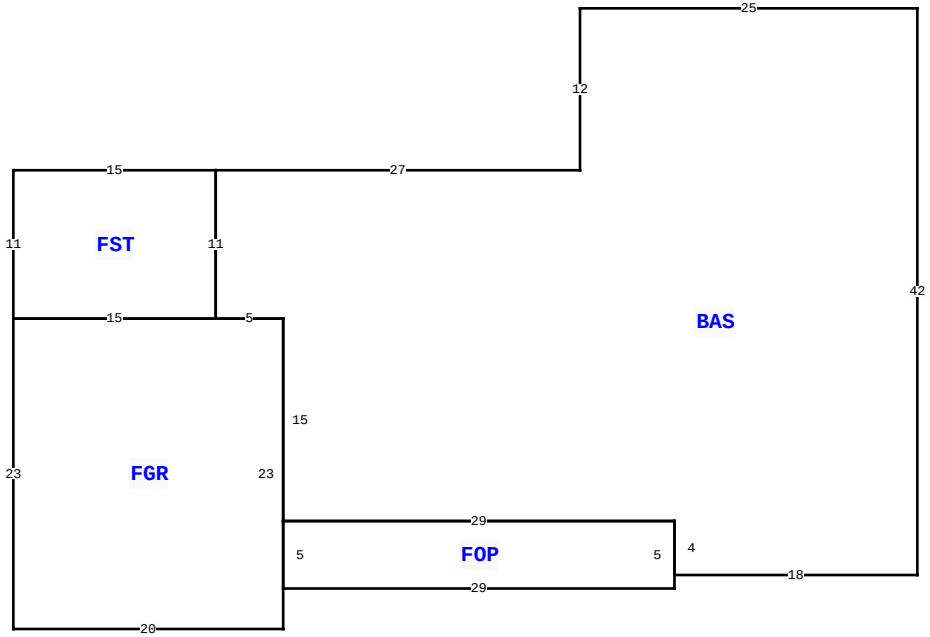
NEIGHBORHOOD/LOC 24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,649	100		1,649	134,003
FGR	460	55		253	20,560
FOP	145	30		44	3,576
FST	165	55		91	7,395
TOTALS	2,419			2,037	165,533

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	125.02	254,666	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1649 HX Base Yr 2015



482 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	800	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		165,533
TOTAL MARKET OB/XF VALUE		4,425
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		194,958
SOH/AGL Deduction		83,750
ASSESSED VALUE		111,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		59,797
TOTAL JUST VALUE		194,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,963

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						

BUILDING NOTES

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

TOTAL OB/XF 4,425

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	144.00	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: 0.56 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS