COMM INTERS S LINE OF SEC & E LI
RUN N 167.24 FT FOR POB, CONT N
E 170 FT, S 185.67 FT, W 170 FT

CHRISTIE JULIAN W JR/CHRISTIE CONNIE T
373 SW RANDALL TERRACE
LAKE CITY, FL 32024-8918

2027

24-4S-16-03116-022

BUILDING CHARACTERISTICS

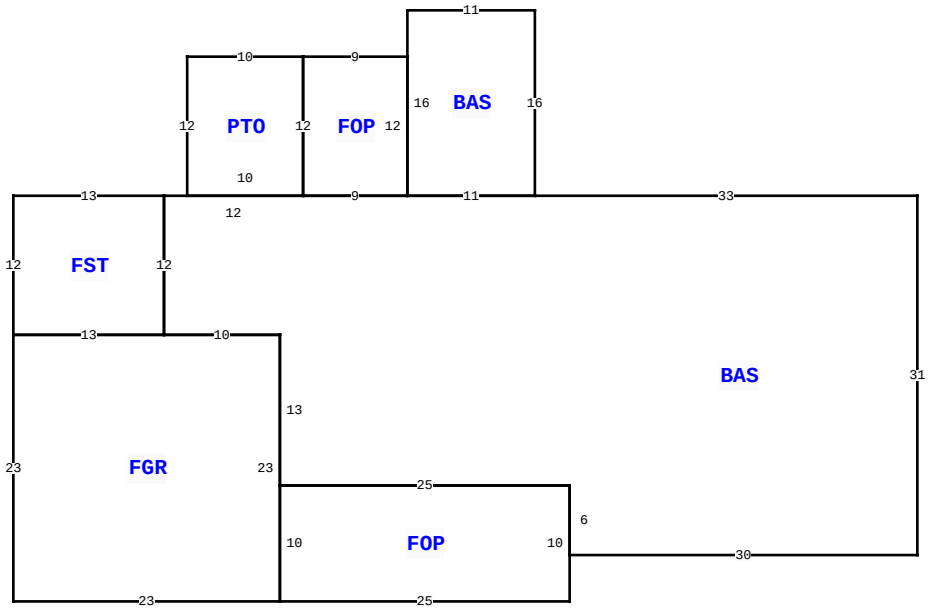
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	176	100		176	14,062
BAS	1,675	100		1,675	133,829
FGR	529	55		291	23,251
FOP	108	30		32	2,556
FOP	250	30		75	5,992
FST	156	55		86	6,871
PTO	120	5		6	480
TOTALS	3,014			2,341	187,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,341	111.7440	122.92	287,756	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1851 HX Base Yr



373 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	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	100	19	20	380.00	UT	2.00	2.00	50	1993	1993	3	50	380	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	75	1993	1993	3	75	810	
6	0210	GARAGE U	0	100	22	24	528.00	UT	18.00	18.00	75	1993	1993	3	75	7,128	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,041
TOTAL MARKET OB/XF VALUE		11,018
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		223,059
SOH/AGL Deduction		94,964
ASSESSED VALUE		128,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		76,684
TOTAL JUST VALUE		223,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,452

SALE:2:1: S 15 FT LOT 9 & LOT 10 BLK E, PICCADILLY

SALE:1:1: LOT 10 BLK E PICCADILLY PARK

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/433	12/08/2025	LE	U	I	14	100
GRANTOR: CHRISTIE JULIAN WOODR						
GRANTEE: CHRISTIE CLINTON MA						
0767/1693	11/18/1992	WD	Q	I		65,000
GRANTOR: THOMAS N PETTY						
GRANTEE: JULIAN CHRISTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 BAS= N16 W11 S16 E11$ W11 FOP= N12 W9 S12 E9$ W9 PTO= N12 W10 S12 E10$ W12 FST= W13 S12 E13 N12$ S12 FGR= W13 S23 E23 N23 W10$ E10 S13 FOP= S10 E25 N10W25$ E25 S6 E30 N31$.

LAND DESCRIPTION

TOTAL OB/XF 11,018

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-	171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/14/2019 BY KR Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS