COMM SW COR OF SE1/4 OF SW1/4,
CUN S 165.44 FT, E 220 FT, N
170.67 FT FOR POB, CONT N

WISMAN ROBERT F
339 SW RANDALL TER
LAKE CITY, FL 32024

2027

24-4S-16-03116-023

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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/

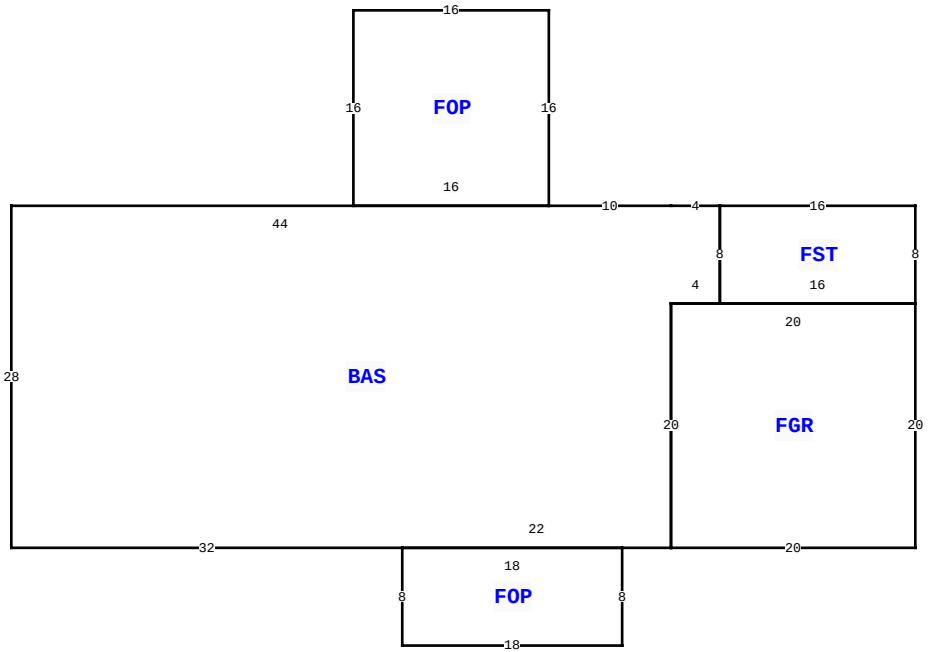
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,544	100		1,544	133,770
FGR	400	55		220	19,061
FOP	144	30		43	3,725
FOP	256	30		77	6,671
FST	128	55		70	6,065
TOTALS	2,472			1,954	169,292

339 SW RANDALL TER, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,954	121.1760	133.29	260,449	1977	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1544 HX Base Yr 2006



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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
4	0020	BARN,FR	0	100	24	44	1,056.00	UT	14.00	14.00	100	2006	2006	3	100	14,784	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,292
TOTAL MARKET OB/XF VALUE		17,584
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		211,876
SOH/AGL Deduction		61,913
ASSESSED VALUE		149,963
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,552
TOTAL JUST VALUE		211,876
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,962

SALE:2:1: GRANTOR & GRANTEE RELATED

SALE:1:1: LOT 11 BLK E PICADILLY PARK UNREC

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
1050/0347	6/15/2005	WD	Q	I		146,900
GRANTOR: RESULTS REALTY OF NOR						
GRANTEE: ROBERT F WISMAN						
1036/0618	1/14/2005	WD	U	I	08	81,200
GRANTOR: PETRY						
GRANTEE: RESULTS REALTY OF N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FOP= N16 W16 S16 E16$ W44 S28 E32 FOP= S8 E18 N8 W18$ E22 FGR= E20 N20 W20 S20$ N20 E4 FST= E16 N8 W16 S8$ N8 W4$.

LAND DESCRIPTION

TOTAL OB/XF 17,584

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	171.00	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: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/16/2026 BY SYS