COMM INTERS S LINE OF SW1/4 OF S
RANDALL ST, RUN N 899.92 FT TO S
2 FOR POB, CONT N 172 FT, E 170

PIKE PAULA R/VERGUAWEN RONALD
231 SW MARLANE PL
LAKE CITY, FL 32024-4365

2027

24-4S-16-03116-036

BUILDING CHARACTERISTICS

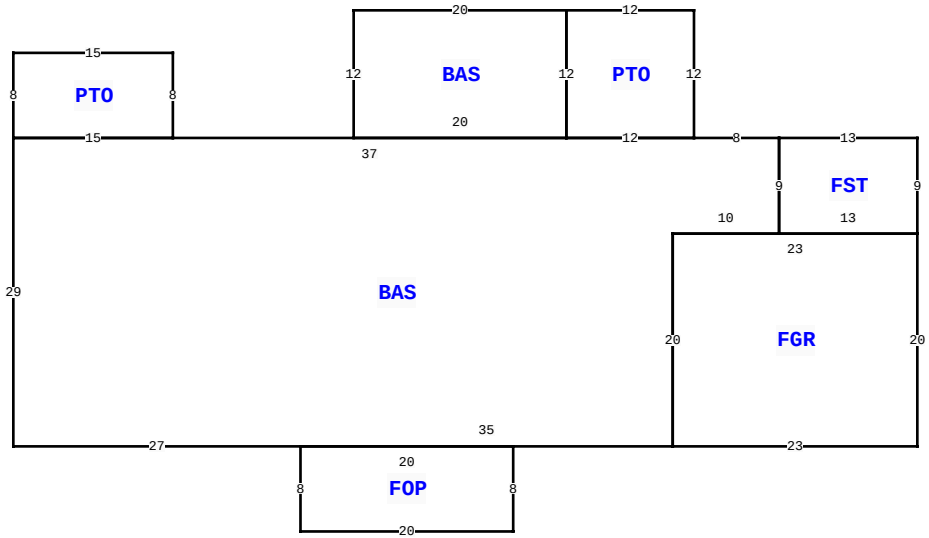
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	240	100		240	19,339
BAS	1,888	100		1,888	152,136
FGR	460	55		253	20,387
FOP	160	30		48	3,868
FST	117	55		64	5,157
PTO	120	5		6	484
PTO	144	5		7	564
TOTALS	3,129			2,506	201,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,506	112.7000	123.97	310,669	1983	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2128 HX Base Yr 2017



231 SW MARLANE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	201,935
TOTAL MARKET OB/XF VALUE	4,800
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	231,735
SOH/AGL Deduction	85,267
ASSESSED VALUE	146,468
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	95,057
TOTAL JUST VALUE	231,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,400

SALE:2:1: CERTIFICATE OF TITLE

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
1569/65	5/20/2026	LE	U	I	14	100
GRANTOR: PIKE PAULA R						
GRANTEE: PIKE PAULA R (ENH L						
1553/2673	11/10/2025	QC	U	I	11	100
GRANTOR: PIKE PAULA R						
GRANTEE: PIKE PAULA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 PTO= N12 W12 S12 E12$ W12 BAS= N12 W20 S12 E20$ W37
PTO= N8 W15 S8 E15 $ W15 S29 E27 FOP= S8 E20 N8 W20$ E35
FGR= E23N20 W23 S20$ N20 E10 FST= E13 N9 W13 S9$ N9$.

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	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	1983	1983	3	100	2,750	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1983	1983	3	100	1,000	
3	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	50	1993	1993	3	50	450	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	600.00	600.00	100	2025	2024		100	600	

LAND DESCRIPTION

TOTAL OB/XF 4,800

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	170.00	172.00	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 11/17/2026 BY SYS