

COMM SW COR OF SEC, RUN E ALONG
 FT FOR POB, RUN N 198 FT, E 139.
 W 139.50 FT TO POB. (AKA LOT 6 B

ROUNTREE JAMES F/ROUNTREE TAMERA M
 262 SW JACK GLN
 LAKE CITY, FL 32024

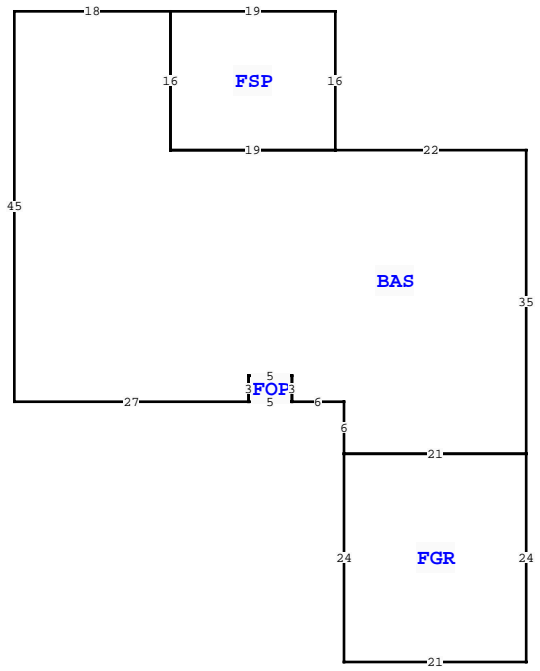
2026

24-4S-16-03116-051



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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.	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	2,110	100	
FGR	504	55	
FOP	15	30	
FSP	304	40	
TOTALS	2,933		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
				Heated Area: 2110							
					HX Base Yr 2023						



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		205,129	
TOTAL MARKET OB/XF VALUE		3,750	
TOTAL LAND VALUE - MARKET		25,000	
TOTAL MARKET VALUE		233,879	
SOH/AGL Deduction		69,143	
ASSESSED VALUE		164,736	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		113,325	
TOTAL JUST VALUE		233,879	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		231,379	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31340	MAINT/ALTR	35	08/09/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/32	4/22/2022	WD Q	Q	I	01	285,000
GRANTOR: SUN STATE CAPITAL INV						
GRANTEE: ROUNTREE JAMES F						
1465/30	4/22/2022	WD U	U	I	11	100
GRANTOR: BARKER CARRIE						
GRANTEE: SUN STATE CAPITAL I						

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

BUILDING NOTES	
BAS= W22 FSP= N16 W19 S16 E19\$ W19 N16 W18 S45 E27 FOP= E5 N3 W5 S3\$ N3 E5 S3 E6S6 FGR= S24 E21 N24 W21\$ E21 N35\$.	

EXTRA FEATURES																
L N	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	100	1993	1993	3	100	800	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	10	23	230.00	UT	5.00	100	1993	1993	3	100	1,150	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1140.00	198.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							