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

2027

24-4S-16-03116-051

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 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

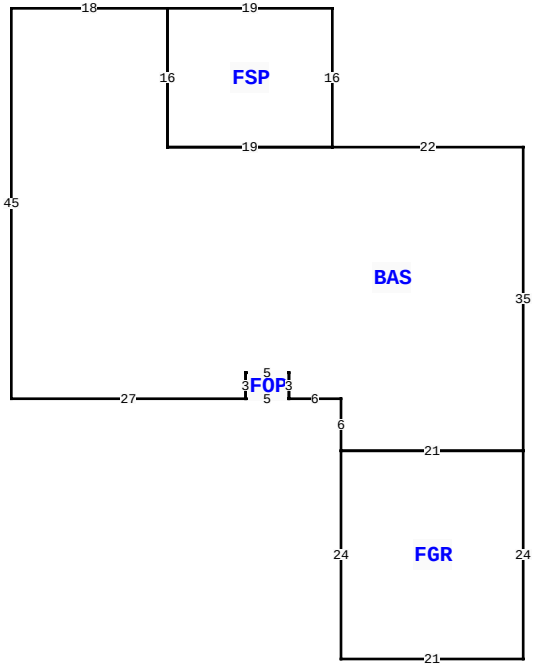
NEIGHBORHOOD/LOC 24416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,110	100		2,110	169,161
FGR	504	55		277	22,207
FOP	15	30		4	320
FSP	304	40		122	9,781
TOTALS	2,933			2,513	201,469

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,513	112.1280	123.34	309,953	1984	1984	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2110 HX Base Yr 2023



262 SW JACK GLN, 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	10	23	230.00	UT	5.00	5.00	100	1993	1993	3	100	1,150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		201,469
TOTAL MARKET OB/XF VALUE		3,750
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		230,219
SOH/AGL Deduction		60,541
ASSESSED VALUE		169,678
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,267
TOTAL JUST VALUE		230,219
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,879

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	I	01	285,000
GRANTOR: SUN STATE CAPITAL INV						
GRANTEE: ROUNTREE JAMES F						
1465/30	4/22/2022	WD	U	I	11	100
GRANTOR: BARKER CARRIE						
GRANTEE: SUN STATE CAPITAL I						

BUILDING NOTES

BUILDING DIMENSIONS

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$.

LAND DESCRIPTION

TOTAL OB/XF 3,750

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	140.00	198.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 02/18/2025 BY JB Total Acres: 0.64 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS