

COMM NW COR OF SE1/4 OF SW1/4, R
FOR POB, CONT E 195.12 FT, S 261
FT, N 254.95 FT TO POB. (AKA LOT

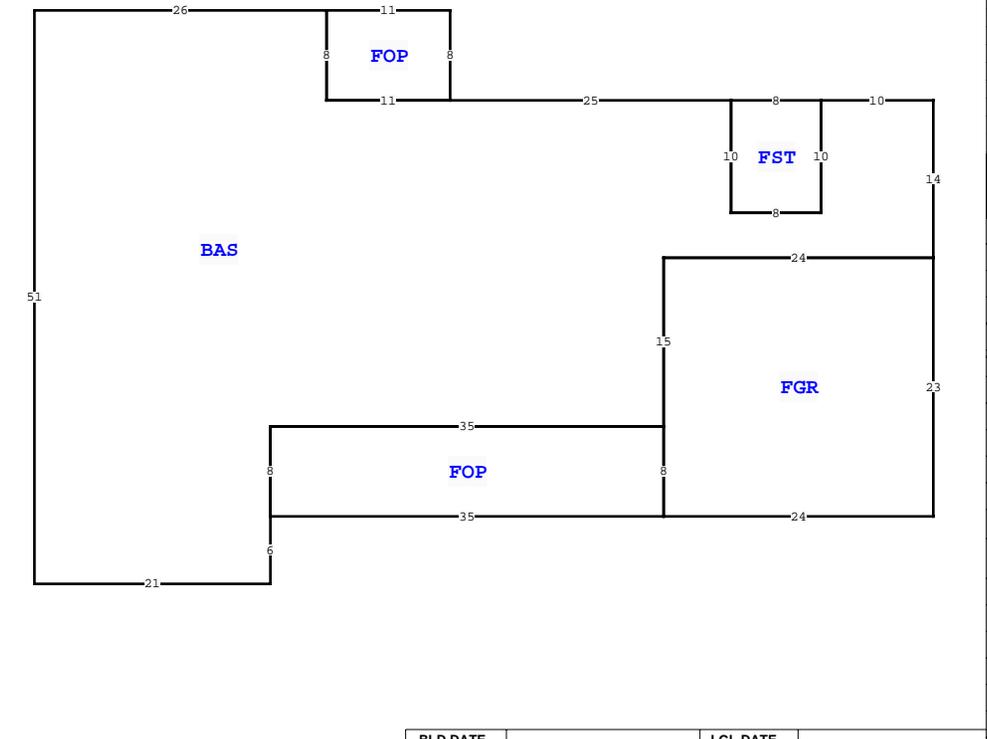
FARER DAVID SCOTT/FARER HEATHER SARAH
521 SW RANDALL TER
LAKE CITY, FL 32024

2026

24-4S-16-03116-061

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,840	120.5400	135.00	383,400	1984	1984	0	0	0	35.00	65.00



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	2,382	100		2,382	209,021
FGR	552	55		304	26,676
FOP	88	30		26	2,282
FOP	280	30		84	7,371
FST	80	55		44	3,861
TOTALS	3,382			2,840	249,210

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			249,210	
TOTAL MARKET OB/XF VALUE			45,497	
TOTAL LAND VALUE - MARKET			24,750	
TOTAL MARKET VALUE			319,457	
SOH/AGL Deduction			202,088	
ASSESSED VALUE			117,369	
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE			65,958	
TOTAL JUST VALUE			319,457	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			320,241	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042680	Roof Replacement	20,342	09/10/2021
000041657	Swimming Pool and	37,000	04/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2521	9/18/2020	WD	Q	I	01	206,000
GRANTOR: CLARA P RAVELO						
GRANTEE: DAVID SCOTT & HEATH						
0570/0332	8/01/1985	WD	Q	I		68,000
GRANTOR:						
GRANTEE:						

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	0	0	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	0	0	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2014	2014	3	100	400	
4	0280	POOL R/CON	0	100	16	35	0	0	70.00	100	2022	2021		93	36,456	
5	0166	CONC, PAVMT	0	100	27	41	0	0	3.00	100	2022	2021		100	1,641	
6	0169	FENCE/WOOD	0	100	0	0	0	0	2,500.00	100	2025	2024		100	2,500	
7	0070	CARPORT UF	0	100	0	0	0	0	1,500.00	100	2025	2024		100	1,500	

521 SW RANDALL TER, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/21/2023	
										INC DATE		AG DATE	MLU	
TOTAL OB/XF													45,497	

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W10 FST= W8 S10 E8 N10S\$10W8 N10 W25 FOP= N8 W11 S8 E11\$ W11 N8 W26 S51 E21 N6 FOP= E35 N8 W35 S8\$ N8 E35 FGR= S8 E24 N23 W24 S15 \$ N15 E24 N14\$.												

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750								