COMM NE COR, RUN W 1426.38 FT
FOR POB, RUN S 608.40 FT, W
522 FT, N 599.1 FT, E 522 FT

FAULKNER BILLY W/FAULKNER RHAIZA G
425 SW BILLOWING GLN
LAKE CITY, FL 32024-3388

2027

25-4S-16-03140-000

BUILDING CHARACTERISTICS

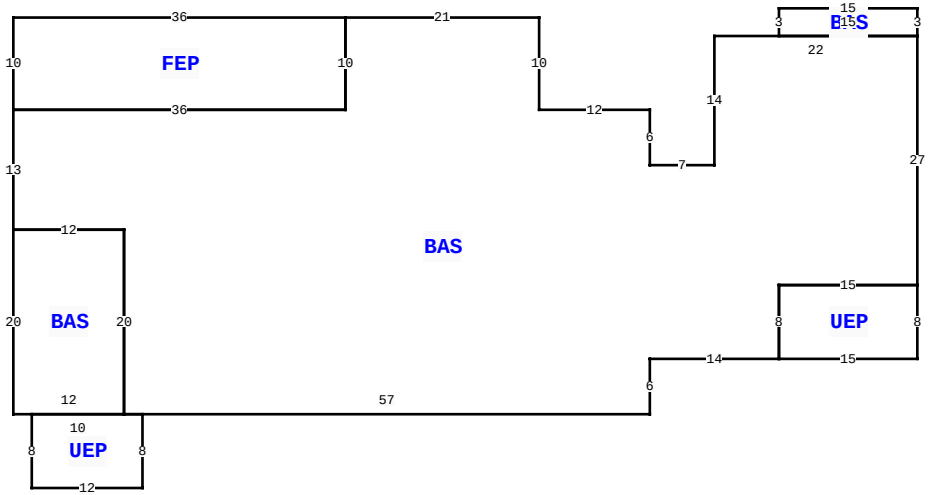
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	45	100		45	2,434
BAS	240	100		240	12,979
BAS	3,044	100		3,044	164,624
FEP	360	80		288	15,575
UEP	96	60		58	3,137
UEP	120	60		72	3,894
TOTALS	3,905			3,747	202,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,747	89.3952	98.33	368,443	1973	1973	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2018 Heated Area: 3329 HX Base Yr 2018



425 SW BILLOWING GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	202,644
TOTAL MARKET OB/XF VALUE	33,300
TOTAL LAND VALUE - MARKET	72,400
TOTAL MARKET VALUE	308,344
SOH/AGL Deduction	107,978
ASSESSED VALUE	200,366
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	148,955
TOTAL JUST VALUE	308,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,032

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052984	Storage Building	34,907	04/30/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1332/2434	3/14/2017	WD	Q	I	01	140,000
GRANTOR: ANDREW PAUL & MARCIA						
GRANTEE: BILLY W & RHAIZA G						
1274/2412	5/05/2014	WD	U	I	16	25,000
GRANTOR: ULUS RALPH HALL						
GRANTEE: ANDREW PAUL & MARCI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S14 W7 N6 W12 N10 W21 FEP= W36 S10 E36 N10$ S10 W36 S13 BAS= S20 E12 N20 W12$ E12 S20 UEP= W10 S8 E12 N8 W2$ E57 N6 E14 UEP= E15 N8 W15 S8$ N8 E15 N27$ BAS= N3 W15 S3 E15$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
4	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,000	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
9	0030	BARN,MT	0	100	30	60	1,800.00	UT	15.00	15.00	100	2026	2025		100	27,000	

LAND DESCRIPTION

TOTAL OB/XF 33,300

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		*RSFMH	0.00	0.00	7.24	AC		1.00	1.00	1.00	10,000.00	10,000.00	72,400							

REVIEW DATE 09/16/2025 BY JB Total Acres: 7.24 Total Land Value: 72,400 Market: 0 Agricultural: 0 Common: 72,400 PRINTED 11/17/2026 BY SYS