COMM INTERS S R/W CR-242 & E LIN
NE1/4, RUN S 630 FT FOR POB, CON
W 210 FT, N 210 FT, E 210 FT TO

HAMILTON DAVID M/HAMILTON PEGGIE S
247 SW RAYBURN COURT
LAKE CITY, FL 32024-7818

2027

25-4S-16-03152-003

BUILDING CHARACTERISTICS

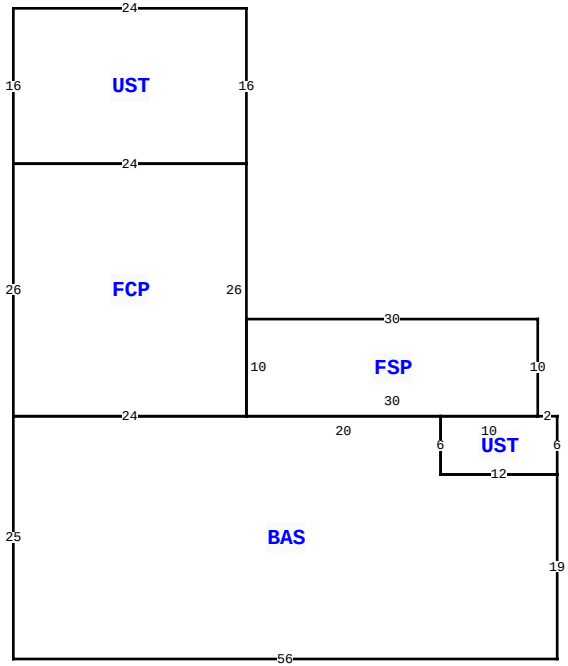
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame		N/A 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	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	99,657
FCP	624	25		156	11,707
FSP	300	40		120	9,005
UST	72	45		32	2,401
UST	384	45		173	12,982
TOTALS	2,708			1,809	135,752

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,809	104.9580	115.45	208,849	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1328 HX Base Yr



247 SW RAYBURN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
2	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
3	0040	BARN,POLE	0	100	20	37	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,565	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0296	SHED METAL	0	100	12	30	360.00	UT	10.00	10.00	100	2009	2009	3	100	3,600	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		135,752
TOTAL MARKET OB/XF VALUE		12,545
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		161,297
SOH/AGL Deduction		77,848
ASSESSED VALUE		83,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,038
TOTAL JUST VALUE		161,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045124	Electrical Servic	0	08/08/2022
26652	MAINT/ALTR	40	01/22/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

UST= W2 FSP= N10 W30 S10 E30$ W10 S6 E12 BAS= W12 N6 W20 FCP= N26 UST= N16 W24S16E24$ W24 S26E24$ W24 S25 E56 N19$ N6$.

LAND DESCRIPTION

TOTAL OB/XF 12,545

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	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 09/06/2022 BY JB Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS