COMM INTERS S R/W CR-242 & E
LINE OF SW1/4 OF NE1/4, RUN W
ALONG R/W 260 FT FOR POB, RUN

GLENN STEPHEN REVOCABLE FAMILY TRUST
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2027

25-4S-16-03152-005

BUILDING CHARACTERISTICS

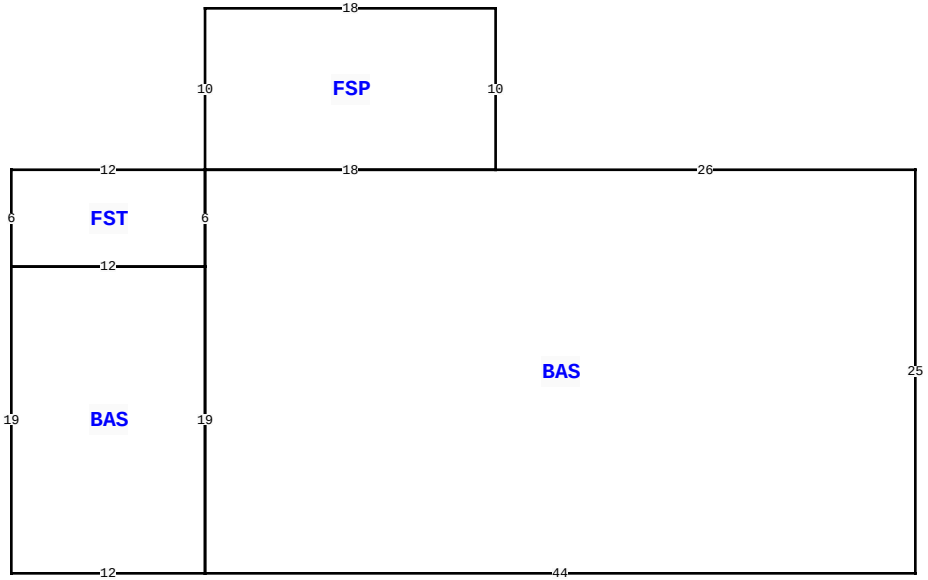
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	228	100		228	19,758
BAS	1,100	100		1,100	95,324
FSP	180	40		72	6,239
FST	72	55		40	3,466
TOTALS	1,580			1,440	124,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,440	121.2000	133.32	191,981	1971	1971	0	0	0	35.00	65.00

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



128 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	0296	SHED METAL	0	0	15	24	360.00	UT	2.00	2.00	100	0	0	3	100	720	
2	0166	CONC,PAVMT	0	0	10	60	600.00	UT	2.00	2.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	124,788
TOTAL MARKET OB/XF VALUE	3,520
TOTAL LAND VALUE - MARKET	13,000
TOTAL MARKET VALUE	141,308
SOH/AGL Deduction	0
ASSESSED VALUE	141,308
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,308
TOTAL JUST VALUE	141,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,573

SALE:3:1: 1 AC WITH IMP

SALE:2:1: MARITAL PROPERTY SETTLEMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1355/1772	3/16/2018	WD	Q	I	01	100,000
GRANTOR: HEIDI WELLS						
GRANTEE: STEPHEN GLENN TRUST						
1277/1229	7/08/2014	WD	Q	I	01	75,000
GRANTOR: PETER L & DEBORAH S B						
GRANTEE: HEIDI WELLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N10 W18 S10 E18$ W18 FST= W12 S6 E12 N6$ S6
BAS= W12 S19 E12 N19$ S19 E44 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,520

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	0		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 07/08/2019 BY BC Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS