COMM NW COR OF SEC, RUN E 529
FT, S 215.44 FT, E 659.09 FT,
E 220 FT, S 172.50 FT FOR POB,

BOATRIGHT KAREN
233 SW RANDALL TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

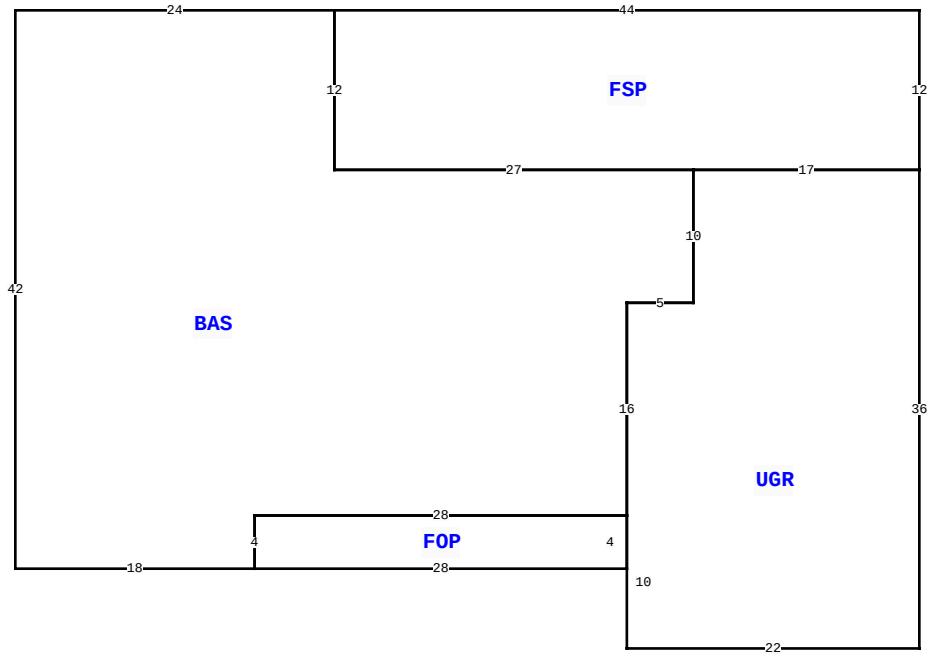
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	131,594
FOP	112	30		34	2,786
FSP	528	40		211	17,289
UGR	742	45		334	27,368
TOTALS	2,988			2,185	179,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,185	110.5800	126.06	275,441	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1606 HX Base Yr 2022



233 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,037
TOTAL MARKET OB/XF VALUE		3,035
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		207,072
SOH/AGL Deduction		37,347
ASSESSED VALUE		169,725
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		113,314
TOTAL JUST VALUE		207,072
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,433

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0958/0378	7/16/2002	WD	Q	I		100

GRANTOR: KENNETH & CAROLYN BOA
GRANTEE: KAREN BOATRIGHT MON

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S42 E18 FOP= E28 N4W28 S4$ N4 E28 UGR= S10 E22 N36 W17 S10 W5 S16$ N16 E5 N10 FSP= E17 N12 W44 S12 E27$ W27N12$.

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	0	0	3	100	275	
2	0166	CONC,PAVMT	0	100	24	20	480.00	UT	2.00	2.00	100	1993	1993	3	100	960	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 3,035

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-	1173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 06/26/2019 BY KR Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/08/2026 BY SYS