

COMM NW COR OF SEC, RUN E 529 S
659.09 FT, E 220 FT, S 517.50 FT
192.50 FT, E 170 FT, N 192.50 FT

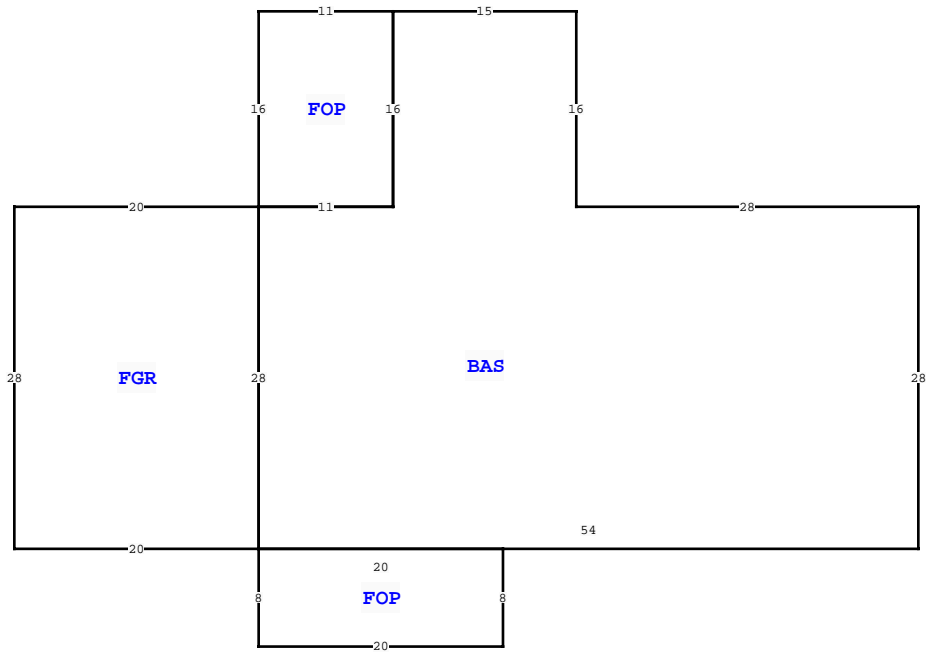
MCRAE BENJAMIN M III/MCRAE MACY
167 SW RANDALL TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-026

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 100	
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	
Architactual	05	CONV 100	
Units		0 100	
Condition Adj	04	04 100	
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
BAS	1,752	100	
FGR	560	55	
FOP	160	30	
FOP	176	30	
TOTALS	2,648		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022		334,739	1977	1990	0	0	35.00	65.00
Heated Area: 1752 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2																			
VALUATION SUMMARY																								
VALUATION BY				STANDARD																				
Tax Group: 2				Tax Dist:																				
BUILDING MARKET VALUE				217,580																				
TOTAL MARKET OB/XF VALUE				56,074																				
TOTAL LAND VALUE - MARKET				22,500																				
TOTAL MARKET VALUE				296,154																				
SOH/AGL Deduction				28,970																				
ASSESSED VALUE				267,184																				
TOTAL EXEMPTION VALUE				HX HB 51,411																				
BASE TAXABLE VALUE				215,773																				
TOTAL JUST VALUE				296,154																				
NCON VALUE				0																				
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE				300,325																				
SALE:3:1: LOT 9, BLOCK C, PICCADILLY PARK																								
SALE:2:1: \$.70 STAMPS																								
LAND:1:1: 0.75 AC.																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
000052649	Roof Replacement	22,000	03/19/2025																					
36887	GARAGE	339	06/22/2018																					
29213	POOL	175	02/24/2010																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1451/677	10/22/2021	WD	Q	I	01	360,000																		
GRANTOR: GONZALEZ ANDY RAMON																								
GRANTEE: MCRAE BENJAMIN M II																								
1300/1471	8/31/2015	WD	Q	I	01	168,000																		
GRANTOR: ROBERT CHARLES LITTLE																								
GRANTEE: ANDY RAMON GONZALEZ																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
167 SW RANDALL TER, LAKE CITY						04/21/2023 MLU																		
EXTRA FEATURES						BUILDING NOTES																		
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		1.00	UT	0.00	0.00	100	1977	1977	3	100	1,000							
2	0180	FPLC 1STRY	0	100 0	0	0		1.00	UT	2,000.00	2,000.00	100	1977	1977	3	100	2,000							
3	0296	SHED METAL	0	100 8	9			1.00	UT	0.00	0.00	100	1993	1993	3	100	100							
4	0280	POOL R/CON	0	100 14	28			392.00	UT	70.00	70.00	100	2011	2011	3	68	18,659							
5	0210	GARAGE U	0	100 20	59			1,180.00	UT	16.00	16.00	100	2011	2011	3	100	18,880							
6	0169	FENCE/WOOD	0	100 0	0			190.00	UT	10.50	10.50	100	2011	2011	3	100	1,995							
7	0210	GARAGE U	0	100 24	35			840.00	UT	16.00	16.00	100	2018	2018	3	100	13,440							
TOTAL OB/XF															56,074									
LAND DESCRIPTION																								
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	1193.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							