COMM SW COR OF SE1/4 OF SW1/4
OF SEC 24, RUN N 14.18 FT TO
NW COR LOT 6 FOR POB, RUN E

CARIGNAN LEO M/CARIGNAN RITA
304 SW RANDALL TERRACE
LAKE CITY, FL 32024-9809

2026

25-4S-16-03153-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

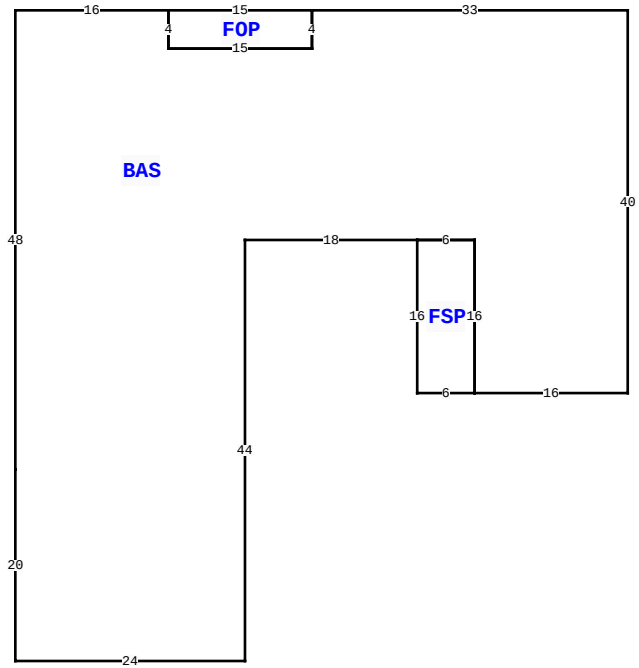
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	2,788	100		2,788	237,688
FOP	60	30		18	1,535
FSP	96	40		38	3,240
TOTALS	2,944			2,844	242,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,844	115.0520	131.16	373,019	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 2788 HX Base Yr



304 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	242,462
TOTAL MARKET OB/XF VALUE	6,174
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	273,636
SOH/AGL Deduction	1,808
ASSESSED VALUE	271,828
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	271,828
TOTAL JUST VALUE	273,636
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,885

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 FOP= W15 S4 E15 N4$S4 W15 N4 W16 S48 S20 E24 N44 E18
FSP= S16 E6 N16 W6$ E6 S16 E16 N40$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	1,416.00	UT	2.00	2.00	75	1993	1993	3	75	2,124	
3	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
5	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 6,174

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		RSF-	1180.00	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: 0.70 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 05/08/2026 BY SYS