COMM NW COR OF SEC, RUN E 1188.0 FT TO N R/W SHANNON AVE, E ALONG TO SW COR LOT 12 FOR POB, RUN N

TANINIES CLARKE/TANINIES CHRISTA
305 SW RANDALL TERR
LAKE CITY, FL 32024

2027

25-4S-16-03153-035

BUILDING CHARACTERISTICS

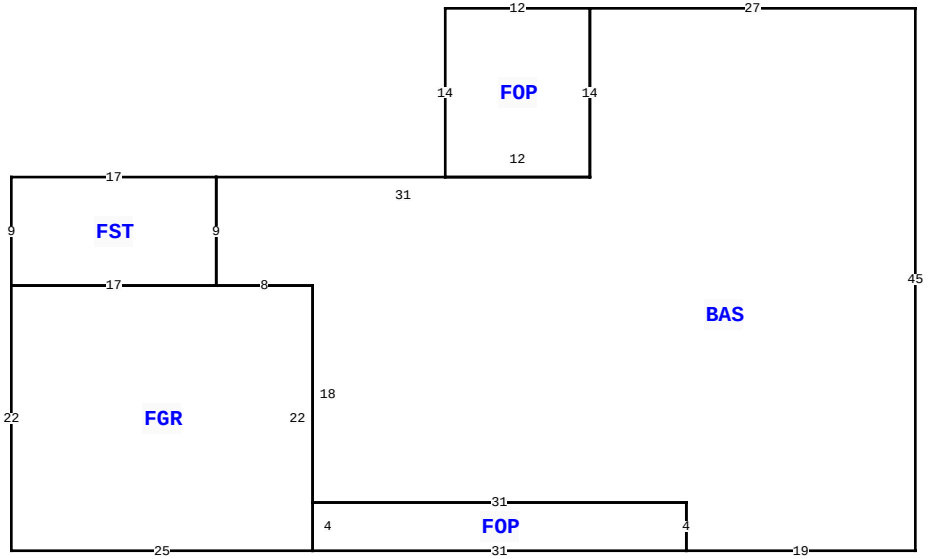
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,876	100		1,876	148,328
FGR	550	55		302	23,878
FOP	124	30		37	2,926
FOP	168	30		50	3,953
FST	153	55		84	6,642
TOTALS	2,871			2,349	185,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,349	110.5800	121.64	285,732	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1876 HX Base Yr 2015



305 SW RANDALL TER, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	87.50	87.50	100	1987	1987	3	40	17,920	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	200	
5	0282	POOL ENCL	0	100	20	36	720.00	UT	15.00	15.00	100	2014	2014	3	45	4,860	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
8	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 31,380

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-1	171.00	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: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,726
TOTAL MARKET OB/XF VALUE		31,380
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		242,106
SOH/AGL Deduction		143,760
ASSESSED VALUE		98,346
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,935
TOTAL JUST VALUE		242,106
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/2675	10/29/2026	WD	Q	I	01	337,000
GRANTOR: SPARKS JAMES C JR						
GRANTEE: TANINIES CLARKE						
1468/1842	4/06/2022	LE	U	I	14	100
GRANTOR: SPARKS JAMES C JR						
GRANTEE: BOUTWELL VICTORIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= W12 S14 E12 N14$ S14 W31 FST= W17 S9 E17 N9$ S9 FGR= W17 S22 E25 N22 W8$ E8 S18 FOP= S4 E31 N4 W31$ E31 S4 E19 N45$.