COMM NE COR OF W1/2 OF SE1/4, RU
A PT ON S R/W CR-349 FOR POB, C
182 FT, N 235 FT TO S R/W CR-349

RAOUL JESSE
2190 SE CR 349
LAKE CITY, FL 32025

2027

25-5S-17-09387-001

BUILDING CHARACTERISTICS

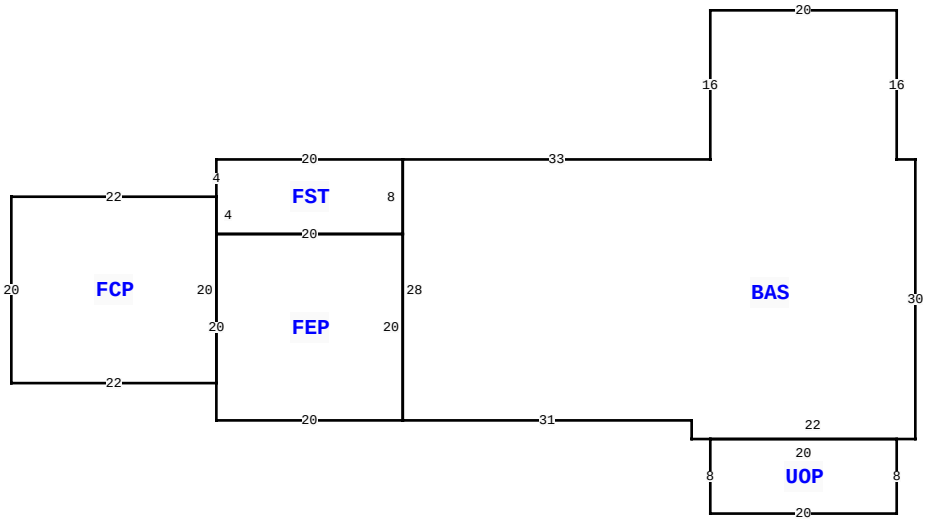
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	25517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,908	100		1,908	178,411
FCP	440	25		110	10,286
FEP	400	80		320	29,922
FST	160	55		88	8,229
UOP	160	20		32	2,992
TOTALS	3,068			2,458	229,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,458	123.6459	136.01	334,313	1953	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2023 Heated Area: 1908 HX Base Yr 2023



2190 SE COUNTY ROAD 349 , LAKE CITY

BLD DATE		LGL DATE	05/08/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		229,840
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		17,993
TOTAL MARKET VALUE		252,933
SOH/AGL Deduction		0
ASSESSED VALUE		252,933
TOTAL EXEMPTION VALUE	HX HB 13	252,933
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		252,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/2726	5/31/2022	WD	Q	I	01	292,000
GRANTOR: BLANTON ASHLEY D FKA						
GRANTEE: RAOUL JESSE						
0978/2134	3/25/2003	WD	Q	I		83,000
GRANTOR: GARY & TRACY WITT						
GRANTEE: ASHLEY RYALS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S16 W33 S28 E31 S2 E2 E22 N30 W2 N16 $
FCP=[ORIG=-73,20] W22 S20 E22 N20 $
FEP=[ORIG=-73,24] S20 E20 N20 W20 $
FST=[ORIG=-53,16] W20 S4 S4 E20 N8 $
UOP=[ORIG=-20,46] S8 E20 N8 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 5,100

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		00	0.00	0.00	0.98	AC		1.00	1.00	1.02	18,000.00	18,360.00	17,993							

REVIEW DATE 09/09/2022 BY ME Total Acres: 0.98 Total Land Value: 17,993 Market: 0 Agricultural: 0 Common: 17,993 PRINTED 11/17/2026 BY SYS