

AKA PARCEL "B" MAX RAVNDAL S/D U
 COMM NE COR OF SEC, RUN W 1176.9
 A 60 FT PRIVATE RD, S'LY ALONG R

HALL SUSAN ROUNTREE
 574 NW OLD MILL DR
 LAKE CITY, FL 32055

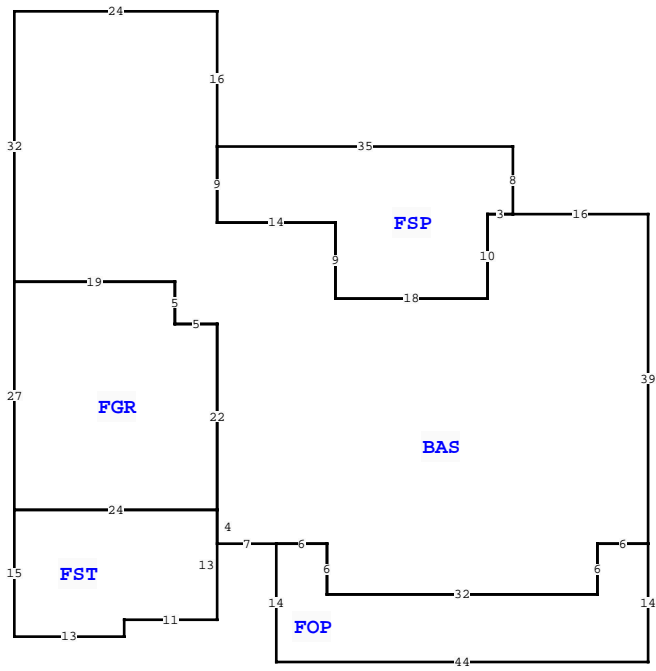
2026

26-3S-16-02305-003



ELEMENT		CD	CONSTRUCTION
Exterior Wall	32		HARDIE BRD 100
Exterior Wall	00		N/A 0
Roof Structure	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	13		LAM/VNLPLK 100
Interior Floor	00		N/A 0
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			4 100
Bathrooms			3.5 100
Frame	02		WOOD FRAME 100
Stories	1.		1. 100
Units			0 100
Condition Adj	03		03 100
Kitchen Adjus	01		01 100
Quality	07		07
DOR CODE	0100		SINGLE FAMILY
MAP NUM			MKT AREA 06
NEIGHBORHOOD/LOC	26316.040		1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,780	100	
FGR	623	55	
FOP	424	30	
FSP	474	40	
FST	338	55	
TOTALS	4,639		

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		489,655	2021	2021	0	0	4.00	96.00	Heated Area: 2780 HX Base Yr 2022		



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		672,100	
TOTAL MARKET OB/XF VALUE		22,485	
TOTAL LAND VALUE - MARKET		121,500	
TOTAL MARKET VALUE		816,085	
SOH/AGL Deduction		19,946	
ASSESSED VALUE		796,139	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		744,728	
TOTAL JUST VALUE		816,085	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		823,022	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047525	New Residential C	200,000	06/22/2023
39889	SFR	0	06/04/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/2482	1/31/2020	WD	Q	I	01	169,000
GRANTOR: K C TROWELL & CHARLOT						
GRANTEE: SUSAN ROUNTREE HALL						
1149/0296	4/25/2008	WD	Q	V	01	100
GRANTOR: K C TROWELL						
GRANTEE: K C TROWELL & CHARL						

EXTRA FEATURES																
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	0070	CARPONT UF	0	100	25	30	UT	2.00	2.00	100	2009	2009	3	100	1,500	
2	0083	DOCK-LAKE	0	100	0	0	UT	11.50	11.50	100	2009	2009	3	40	5,865	
3	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2022	2021		100	13,560	
4	0166	CONC,PAVMT	0	100	0	0	UT	3.00	3.00	100	2025	2024		100	1,560	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=50,10] S32 E19 S5 E5 S22 S4 E7 E6 S6 E32 N6 E6 N39 W16 W3 S10 W18 N9 W14 N9 N16 W24 \$	
FSP=[ORIG=74,26] S9 E14 S9 E18 N10 E3 N8 W35 \$	
FGR=[ORIG=50,42] S27 E24 N22 W5 N5 W19 \$	
FST=[ORIG=50,69] S15 E13 N2 E11 N13 W24 \$	
FOP=[ORIG=81,73] S14 E44 N14 W6 S6 W32 N6 W6 \$	

LAND DESCRIPTION															TOTAL OB/XF									
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	121,500.00	121,500.00	121,500							

