

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

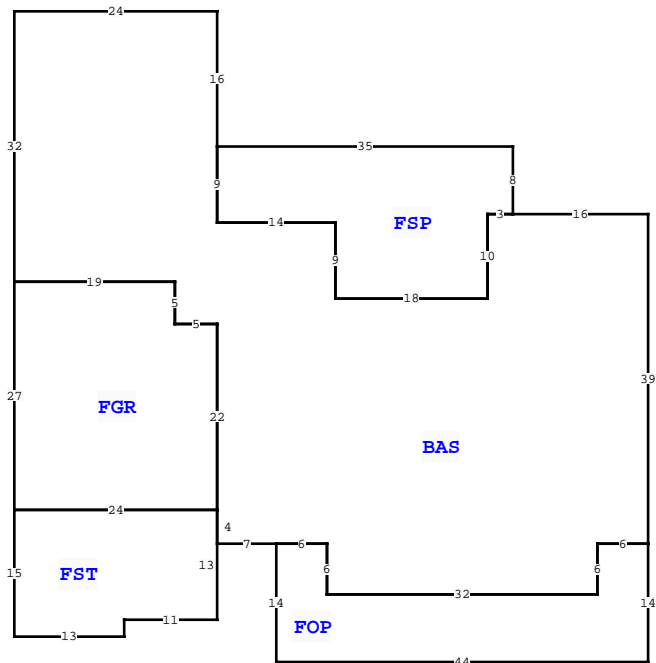
HALL SUSAN ROUNTREE
 574 NW OLD MILL DR
 LAKE CITY, FL 32055

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,780	100		2,780	366,827
FGR	623	55		343	45,259
FOP	424	30		127	16,758
FSP	474	40		190	25,071
FST	338	55		186	24,543
TOTALS	4,639			3,626	478,458

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									
				Heated Area: 2780				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			684,097	
TOTAL MARKET OB/XF VALUE			22,485	
TOTAL LAND VALUE - MARKET			121,500	
TOTAL MARKET VALUE			828,082	
SOH/AGL Deduction			28,335	
ASSESSED VALUE			799,747	
TOTAL EXEMPTION VALUE	HX HB		51,411	
BASE TAXABLE VALUE			748,336	
TOTAL JUST VALUE			828,082	
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	

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							

BUILDING NOTES												
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 \$												

REVIEW DATE													BY												
03/18/2026													robin												
Total Acres: 1.59													Total Land Value: 121,500												
Market: 0													Agricultural: 0												
Common: 121,500													PRINTED 04/13/2026 BY SYS												

