

LOT 1, MAX RAVNDAL S/D (UNREC).  
 COMM NE COR OF SEC, RUN W 686.89  
 S 20 DEG W 971.38 FT, W 600 FT T

ROYSTER JAMIE LEE/ROYSTER RACHEL M  
 393 NW OLD MILL DR  
 LAKE CITY, FL 32055

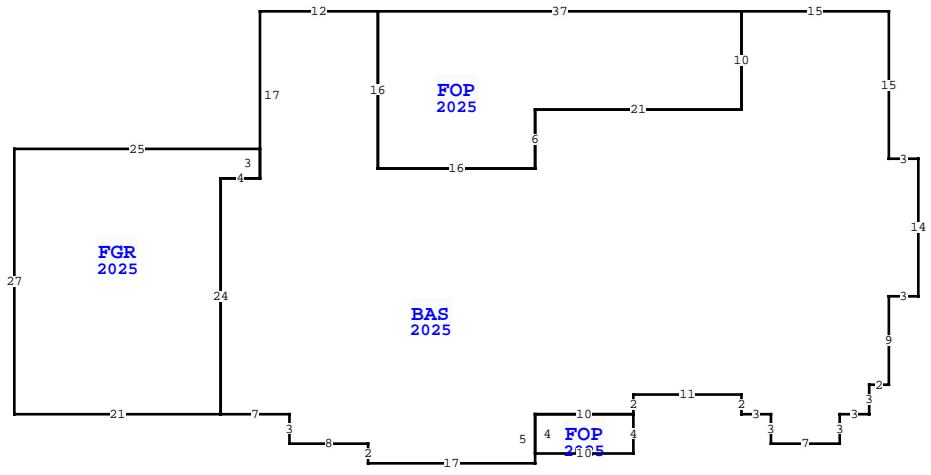
2026

26-3S-16-02305-101



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	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		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	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	06
NEIGHBORHOOD/LOC	26316.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,398	100	2025
FGR	579	55	2025
FOP	40	30	2025
FOP	466	30	2025
TOTALS	3,483		

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%	- 2025								
Heated Area: 2398						HX Base Yr 2025					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		350,600	
TOTAL MARKET OB/XF VALUE		31,320	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		446,920	
SOH/AGL Deduction		0	
ASSESSED VALUE		446,920	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		395,509	
TOTAL JUST VALUE		446,920	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		450,461	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047044	New Residential C	200,000	04/24/2023
000047004	Storage Building	30,000	04/19/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/232	3/03/2023	WD U	V	V	11	100
GRANTOR: ROYSTER JAMIE LEE						
GRANTEE: ROYSTER JAMIE LEE						
1486/227	2/24/2023	WD U	V	V	11	100
GRANTOR: PEURUNG JOSEPH C						
GRANTEE: ROYSTER JAMIE LEE						

EXTRA FEATURES		393 NW OLD MILL RD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0030	BARN,MT	0 100
2	0260	PAVEMENT-A	0 100

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	0030	BARN,MT	0 100	40	50	1.00	UT	26,520.00	26,520.00	100	2024	2023		100	26,520	
2	0260	PAVEMENT-A	0 100	0	0	1.00	UT	4,800.00	4,800.00	100	2025	2024		100	4,800	
TOTAL OB/XF 31,320																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=10,-20] W15 S10 W21 S6 W16 N16 W12 S17 W4 S24 E7 S3 E8 S2 E17 N5 E10 N2 E11 S2 E3 S3 E7 N3 E3 N3 E2 N9 E3 N14 W3 N15 \$	
FGR=[YR=2025;ORIG=-54,-6] W25 S27 E21 N24 E4 N3 \$	
FOP=[YR=2025;ORIG=-5,-20] W37 S16 E16 N6 E21 N10 \$	
FOP=[YR=2025;ORIG=-26,25] E10 N4 W10 S4 \$	

LAND DESCRIPTION		TOTAL OB/XF 31,320																						
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	5.00	AC		1.00	1.00	1.30	10,000.00	13,000.00	65,000							