LOT 3 MAX RAVNDAL S/D UNREC.
COMM NE COR OF SEC, RUN W 686.16
973.32 FT FOR POB, RUN E 560.56

POLTORAK GERALD J/POLTORAK KAY H
311 NW PRIMITIVE GLN
LAKE CITY, FL 32055

2027

26-3S-16-02305-103

BUILDING CHARACTERISTICS

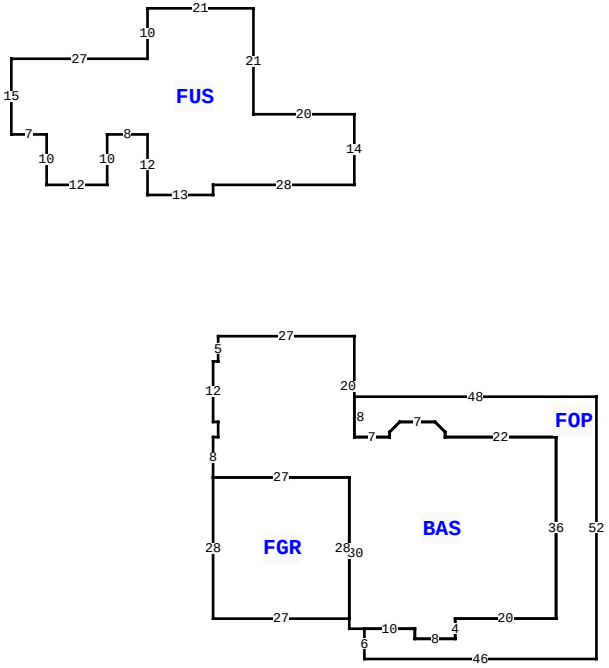
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
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	2,331	100		2,331	226,661
FGR	756	55		416	40,451
FOP	959	30		288	28,004
FUS	1,566	100		1,566	152,274
TOTALS	5,612			4,601	447,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,601	117.8608	129.65	596,520	2005	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2006 Heated Area: 3897 HX Base Yr 2006



311 NW PRIMITIVE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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	0260	PAVEMENT-A	0	100	0	0	3,232.00	UT	1.50	1.50	100	2009	2009	3	100	4,848	
2	0166	CONC,PAVMT	0	100	0	0	1,420.00	UT	2.50	2.50	100	2009	2009	3	100	3,550	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	
4	0280	POOL R/CON	0	100	15	30	450.00	UT	70.00	70.00	100	2018	2018	3	86	27,090	
5	0282	POOL ENCL	0	100	30	50	1,500.00	UT	15.00	15.00	100	2018	2018	3	60	13,500	
6	0220	JACUZZI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	5,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		447,390
TOTAL MARKET OB/XF VALUE		59,488
TOTAL LAND VALUE - MARKET		89,100
TOTAL MARKET VALUE		528,394
SOH/AGL Deduction		124,145
ASSESSED VALUE		404,249
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		352,838
TOTAL JUST VALUE		595,978
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		604,087

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34570	POOL ENCL	100	10/19/2016
34385	POOL	315	08/26/2016
22711	SFR	937	01/19/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/1055	1/13/1995	WD	Q	V		34,000

GRANTOR: RAVNDAL MAXWELL BIE T

GRANTEE: GERALD J & KAY H PO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S5 W1 S12 E1 S3 W1 S8 FGR= S28 E27 N28 W27$ E27 S30 E3 FOP= S6 E46 N52 W48 S8 E7 N1 R2 U2 E7 D2 R2 S1 E22 S36 W20 S4 W8 N2 W10$ E10 S2 E8 N4 E20 N36 W22 N1 L2 U2 W7 D2 L2 S1 W7 N20$ PTR= N30 FUS= N14 W20 N21 W21 S10 W27 S15 E7 S10 E12 N10 E8 S12 E13 N2 E28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 59,488

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	3.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	18,000							
2	5500	A	TIMBER 2	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	445.00	445.00	3,516							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	7.90	AC		1.00	1.00	1.00	9,000.00	9,000.00	71,100							

REVIEW DATE 05/23/2023 BY KB Total Acres: 10.90 Total Land Value: 21,516 Market: 71,100 Agricultural: 3,516 Common: 18,000 PRINTED 11/17/2026 BY SYS