

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

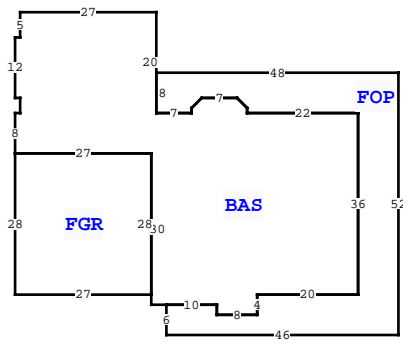
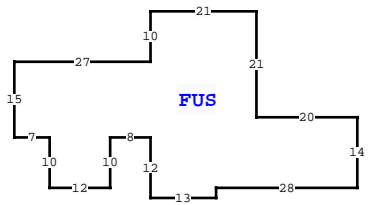
2026

26-3S-16-02305-103



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,331	100	
FGR	756	55	
FOP	959	30	
FUS	1,566	100	
TOTALS	5,612		

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%	- 2006								
Heated Area: 3897						HX Base Yr 2006					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		463,642	
TOTAL MARKET OB/XF VALUE		59,488	
TOTAL LAND VALUE - MARKET		89,100	
TOTAL MARKET VALUE		544,646	
SOH/AGL Deduction		152,069	
ASSESSED VALUE		392,577	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		341,166	
TOTAL JUST VALUE		612,230	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		613,749	

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 / I / V	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\$.	

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	0260	PAVEMENT-A	0	100	0	0		1.50	1.50	100	2009	2009	3	100	4,848	
2	0166	CONC, PAVMT	0	100	0	0		2.50	2.50	100	2009	2009	3	100	3,550	
3	0263	PRCH, USP	0	100	0	0		0.00	0.00	100	2017	2017	3	100	5,000	
4	0280	POOL R/CON	0	100	15	30		70.00	70.00	100	2018	2018	3	86	27,090	
5	0282	POOL ENCL	0	100	30	50		15.00	15.00	100	2018	2018	3	60	13,500	
6	0220	JACUZZI	0	100	0	0		0.00	0.00	100	2018	2018	3	100	5,500	

LAND DESCRIPTION		TOTAL OB/XF													59,488									
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		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							