

COMM INTERS OF E LINE OF SEC &
N R/W CSX RR, SAID PT BEING ON
A CURVE, RUN W'LY ALONG CURVE

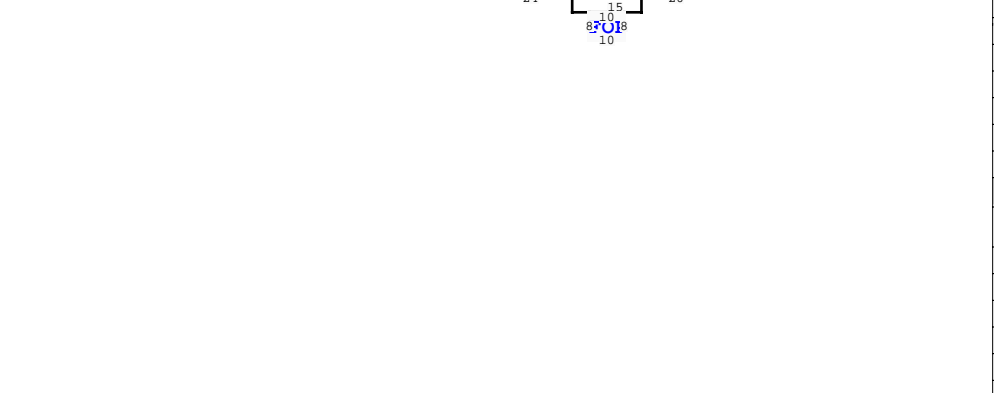
RADER DAVID J/RADER RACHEL D
727 NW OLD MILL DR
LAKE CITY, FL 32055

2026

26-3S-16-02305-105

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,766	124.6256	139.58	665,238	1996	1996	0	0	29.00	71.00		
1 SINGLE FAM 0% - 2021 Heated Area: 2676 HX Base Yr													



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	2,676	100		2,676	265,196
FAT	280	20		56	5,549
FGR	650	55		358	35,479
FOP	80	30		24	2,379
FSP	280	40		112	11,099
FST	98	55		54	5,351
FST	300	55		165	16,352
FST	360	55		198	19,622
FST	720	55		396	39,245
UDG	600	55	2023	330	32,703
TOTALS	6,980			4,766	472,319

** This building has 12 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	0	0	0	928.00	UT	2.00	2.00	100	1996	1996	3	100	1,856	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1996	1996	3	100	400	
4	0166	CONC, PAVMT	0	0	0	0	1,120.00	UT	2.00	2.00	100	1996	1996	3	100	2,240	
5	0280	POOL R/CON	0	0	0	0	388.00	UT	70.00	70.00	100	2009	2009	3	61	16,568	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	2,560	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0060	CARPORT F	0	0	20	30	600.00	UT	11.00	11.00	100	2018	2018	3	100	6,600	
9	0210	GARAGE U	0	0	20	30	1.00	UT	0.00	0.00	100	2018	2018	3	100	20,000	

EXTRA FEATURES																	
727 NW OLD MILL DR, LAKE CITY																	
TOTAL OB/XF 53,224																	

LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	0		00	0.00	0.00	5.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,300

TOTAL OB/XF 53,224																	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			472,319
TOTAL MARKET OB/XF VALUE			53,224
TOTAL LAND VALUE - MARKET			53,300
TOTAL MARKET VALUE			578,843
SOH/AGL Deduction			0
ASSESSED VALUE			578,843
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			578,843
TOTAL JUST VALUE			578,843
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			586,581
SALE:1:1: 10.11 ACRES			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051959	Roof Replacement	28,800	01/02/2025
25247	POOL	255	11/21/2006
11036	SFR	430	04/16/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
1387/1330	6/21/2019	WD	U	I	11	100	
GRANTOR: JOHN G KUYKENDALL & J							
GRANTEE: DAVID J & RACHEL D							
1386/0746	6/10/2019	WD	Q	I	01	397,000	
GRANTOR: JOHN G KUYKENDALL & J							
GRANTEE: DAVID J & RACHEL D							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS=[ORIG=0,0] W24 S43 E24 S4 E5 E15 N4 E20 N31 W13 N12 W7 W20 \$																	
FST=[ORIG=70,-10] E24 N30 W24 S30 \$																	
FGR=[ORIG=40,12] E12 N26 W25 S26 E13 \$																	
UDG=[YR=2023;ORIG=-135,1] E20 S30 W20 N30 \$																	
UDG=[YR=2023;ORIG=-155,1] E20 S30 W20 N30 \$																	
FST=[ORIG=94,-10] E12 N30 W12 S30 \$																	
UOP=[ORIG=0,0] N14 W24 S14 E24 \$																	
FST=[ORIG=60,-40] S30 E10 N30 W10 \$																	
FSP=[ORIG=20,0] N14 W20 S14 E20 \$																	
FAT=[ORIG=0,-40] N10 W28 S10 E28 \$																	
FST=[ORIG=27,0] N14 W7 S14 E7 \$																	