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

2027

26-3S-16-02305-105

BUILDING CHARACTERISTICS

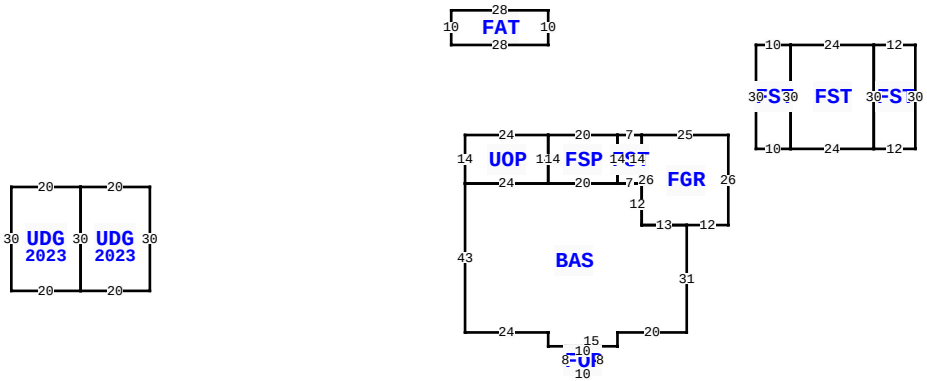
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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	2,676	100		2,676	260,466
FAT	280	20		56	5,451
FGR	650	55		358	34,845
FOP	80	30		24	2,336
FSP	280	40		112	10,901
FST	98	55		54	5,256
FST	300	55		165	16,060
FST	360	55		198	19,272
FST	720	55		396	38,544
UDG	600	55	2023	330	32,120
TOTALS	6,980			4,766	463,893

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	137.09	653,371	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 2021 Heated Area: 2676 HX Base Yr



** This building has 12 Sub-Areas

727 NW OLD MILL DR, LAKE CITY

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

LAND DESCRIPTION

TOTAL OB/XF 53,224

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	0		00	0.00	0.00	5.33	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,300							

REVIEW DATE 01/29/2025 BY JS Total Acres: 5.33 Total Land Value: 53,300 Market: 0 Agricultural: 0 Common: 53,300 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	463,893
TOTAL MARKET OB/XF VALUE	53,224
TOTAL LAND VALUE - MARKET	53,300
TOTAL MARKET VALUE	570,417
SOH/AGL Deduction	0
ASSESSED VALUE	570,417
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	570,417
TOTAL JUST VALUE	570,417
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	578,843

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

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 $