

(AKA PRCL D DEERHILLS UNREC): BE
 RUN E 1311.39 FT, N 340.20 FT, W
 N 217.97 FT, W 541.81 FT, S 350.

RAC CHAD A
 134 SE POWELL PL
 LAKE CITY, FL 32025

2026

26-4S-17-08747-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	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		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	26417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280
			141,590

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	100% - 2018																					
					Heated Area: 2280			HX Base Yr 2018																
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; bottom: 0; display: flex; align-items: center; justify-content: center;"> BAS </div> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/07/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/07/2026	INC DATE		AG DATE	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			141,590
TOTAL MARKET OB/XF VALUE			8,200
TOTAL LAND VALUE - MARKET			118,890
TOTAL MARKET VALUE			166,020
SOH/AGL Deduction			72,224
ASSESSED VALUE			93,796
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			42,385
TOTAL JUST VALUE			268,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			276,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041921	Roof Replacement	12,509	05/17/2021
27709	M H	578	03/25/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1330/2391	1/31/2017	WD	Q	I	01	130,000
GRANTOR: HENRY CRAIG CARTER						
GRANTEE: CHAD A RAC						
1196/0593	3/17/2010	QC	U	V	11	100
GRANTOR: JOHN MICHAEL CARTER J						
GRANTEE: HENRY CRAIG CARTER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2009
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2009

LAND DESCRIPTION													TOTAL OB/XF											
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	0200	C	MBL HM	100		A-1	0.00	0.00	1.21	AC		1.00	1.00	1.00	9,000.00	9,000.00	10,890							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							