COMM SW COR OF SW1/4 OF SW1/4, R
R/W OF A CO RD, E 570.66 FT FOR
360 FT, E 64 FT, S 183 FT, E 106

RAULERSON JOYCE NELL
260 SW MARCH DR
LAKE CITY, FL 32024

2027

27-4S-16-03215-004

BUILDING CHARACTERISTICS

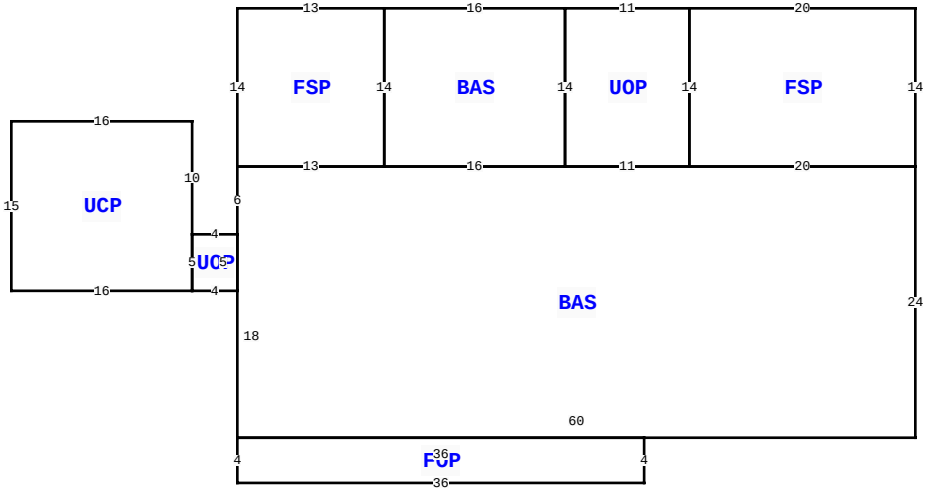
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	12	CEDAR 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	27416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	23,262
BAS	1,440	100		1,440	149,541
FOP	144	30		43	4,466
FSP	182	40		73	7,581
FSP	280	40		112	11,631
UCP	240	20		48	4,985
UOP	20	20		4	415
UOP	154	20		31	3,219
TOTALS	2,684			1,975	205,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	118.0080	129.81	256,375	1979	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1664 HX Base Yr 2022



2695 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	205,100
TOTAL MARKET OB/XF VALUE	26,967
TOTAL LAND VALUE - MARKET	17,955
TOTAL MARKET VALUE	250,022
SOH/AGL Deduction	13,011
ASSESSED VALUE	237,011
TOTAL EXEMPTION VALUE	HX HB WX 56,411
BASE TAXABLE VALUE	180,600
TOTAL JUST VALUE	250,022
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	253,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21542	POOL	130	02/24/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/744	6/04/2021	WD	Q	I	01	282,900
GRANTOR: BROOKS LINDA KAY &						
GRANTEE: RAULERSON BRETT ALL						
1337/1165	5/19/2017	LE	U	I	14	100
GRANTOR: LINDA KAY & TERRY LEE						
GRANTEE: RYAN LEE BROOKS & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 UOP= N14 W11 S14 E11$ W11 BAS= N14 W16 S14 E16$ W16FSP= N14 W13 S14 E13$ W13 S6 UOP= W4 UCP= N10 W16 S15 E16 N5$ S5 E4 N5$ S18 FOP= S4 E36 N4 W36$ E60 N24 FSP= N14 W20 S14 E20$.

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	0294	SHED WOOD/	0	100	27	20	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0260	PAVEMENT-A	0	100	280	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	450.00	UT	4.50	4.50	65	1993	1993	3	65	1,316	
4	0169	FENCE/WOOD	0	100	0	0	200.00	UT	7.50	7.50	30	1993	1993	3	30	450	
5	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2004	2004	3	43	15,411	
6	0282	POOL ENCL	0	100	28	50	1,400.00	UT	12.75	12.75	100	2004	2004	3	40	7,140	
7	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 26,967

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		A-1	0.00	0.00	0.95	AC		1.00	1.00	1.05	18,000.00	18,900.00	17,955							

REVIEW DATE 03/09/2015 BY DF Total Acres: 0.95 Total Land Value: 17,955 Market: 0 Agricultural: 0 Common: 17,955 PRINTED 11/17/2026 BY SYS