NW1/4 OF NW1/4 OF SE1/4, & THE N
W 30 FT OF NW1/4 OF NW1/4 OF SE1

DAVID LORA L/DAVID JAMES E
169 SW DUSK GLN
LAKE CITY, FL 32024

2027

28-4S-16-03231-010

BUILDING CHARACTERISTICS

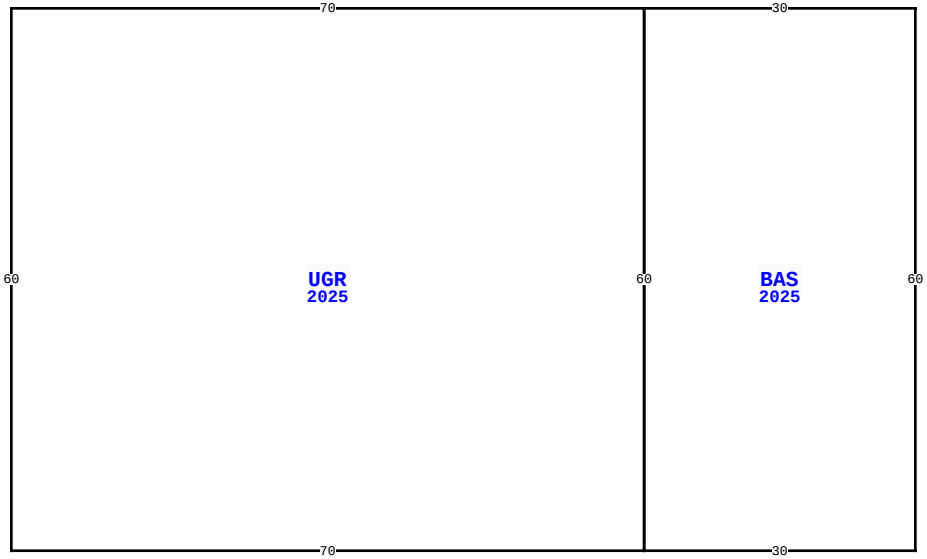
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	162,411
UGR	4,200	45	2025	1,890	170,532
TOTALS	6,000			3,690	332,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0186	01	3,690	116.8500	91.14	336,307	2024	2024	0	0	0	1.00	99.00

1 SFR/BARNDO 0% - 2025 Heated Area: 1800 HX Base Yr



603 SW RALPH TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	12,500.00	12,500.00	100	2025	2024		100	12,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	332,944
TOTAL MARKET OB/XF VALUE	31,300
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	376,264
SOH/AGL Deduction	131,941
ASSESSED VALUE	244,323
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	244,323
TOTAL JUST VALUE	459,244
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	467,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045356	Electrical Servic	0	09/01/2022
11083	M H	125	04/26/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1570/1302	6/10/2026	LE	U	I	14	100
GRANTOR: DAVID LORA L						
GRANTEE: DAVID LORA L (ENH L						
1460/2085	2/24/2022	QC	U	V	11	100
GRANTOR: RALPH NORRIS REVOCABL						
GRANTEE: DAVID LORA L						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2025;ORIG=10,-19] W70 S60 E70 N60 $
BAS=[YR=2025;ORIG=10,-19] E30 S60 W30 N60 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,300

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0					9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 05/08/2023 BY randall Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/17/2026 BY SYS