COMM SW COR OF NE1/4 OF SW1/4, R
FT, N 19.40 FT TO N R/W HILLCRES
CONT N 691.42 FT, E 315 FT, S 69

RAULERSON JEFFERY Q/RAULERSON LISA
471 SW HILLCREST ST
LAKE CITY, FL 32025

**2027**

**28-4S-17-08832-016**

## BUILDING CHARACTERISTICS

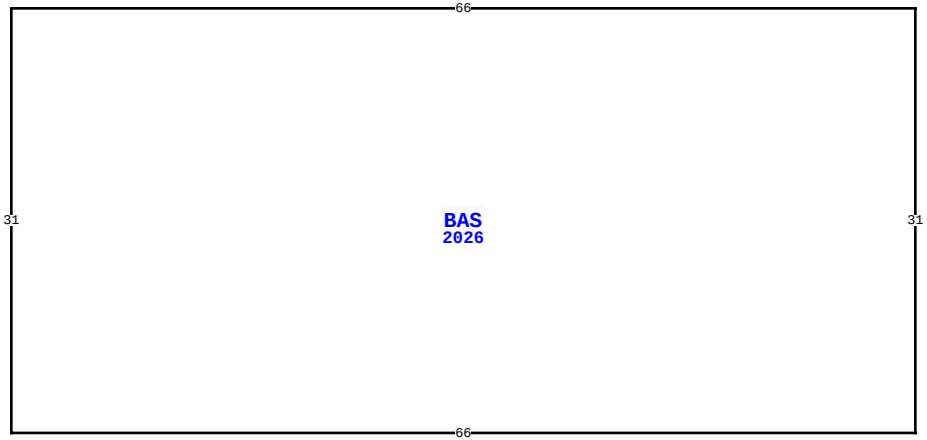
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 28417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,046 | 100 | 2026 | 2,046 | 238,204 |
| TOTALS | 2,046 | | | 2,046 | 238,204 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0203 | 02 | 2,046 | 120.0000 | 118.80 | 243,065 | 2025 | 2025 | 0 | 0 | 0 | 2.00 | 98.00 |

2 MANUF 3 100% - 2026 Heated Area: 2046 HX Base Yr 2007




471 SW HILLCREST ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0040 | BARN,POLE | 0 | 100 | 30 | 48 | 1,440.00 | UT | 3.00 | 3.00 | 100 | 2006 | 2006 | 3 | 100 | 4,320 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 2.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 14,000 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 2,700.00 | 2,700.00 | 100 | 2026 | 2025 | | 100 | 2,700 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,204 |
| TOTAL MARKET OB/XF VALUE | | 21,020 |
| TOTAL LAND VALUE - MARKET | | 65,000 |
| TOTAL MARKET VALUE | | 324,224 |
| SOH/AGL Deduction | | 35,176 |
| ASSESSED VALUE | | 289,048 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 237,637 |
| TOTAL JUST VALUE | | 324,224 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,630 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051587 | Electrical Servic | 0 | 11/21/2024 |
| 000051597 | Mobile Home | | 11/21/2024 |
| 000051299 | Right-of-Way Acce | | 10/29/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1092/0099 | 7/07/2006 | WD | Q | V | 06 | 100 |
| GRANTOR: JAMES & MARY RAULERSO | | | | | | |
| GRANTEE: JEFFERY & LISA RAUL | | | | | | |
| 0605/0661 | 10/24/1986 | WD | Q | V | | 10,910 |
| GRANTOR: RAULERSON, QUINCEY | | | | | | |
| GRANTEE: RAULERSON JAMES O | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=16,12] E66 S31 W66 N31 $
.

## LAND DESCRIPTION

TOTAL OB/XF 21,020

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 65,000 | | | | | | | |

REVIEW DATE 01/30/2025 BY randall Total Acres: 5.00 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS