

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

**2026**

28-4S-17-08832-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	2,046	100	2026
TOTALS	2,046		2,046 240,610

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	3	100%	-	2026																			
Heated Area: 2046						HX Base Yr 2007																		
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS 2026</span> </div>																								
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			240,610
TOTAL MARKET OB/XF VALUE			21,020
TOTAL LAND VALUE - MARKET			65,000
TOTAL MARKET VALUE			326,630
SOH/AGL Deduction			46,001
ASSESSED VALUE			280,629
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			229,218
TOTAL JUST VALUE			326,630
NCON VALUE			243,310
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,435

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 \$	

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	Q	% COND	OB/XF MKT VALUE	NOTES	
1	0040	BARN, POLE	0	100	30	48			1,440.00	UT	3.00				3	100	4,320
2	9945	Well/Sept	0	100	0	0			2.00	UT	7,000.00				3	100	14,000
3	0040	BARN, POLE	0	100	0	0			1.00	UT	2,700.00					100	2,700
TOTALS													21,020				

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	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000								