COMM AT SE COR OF SW1/4 OF SW1/4
FT, N 373.48 FT, E 226.43 FT, CO
255.50 FT FOR POB, RUN N 241.06

RAULERSON JOHN SCOTT
1004 SW WENDY TER
LAKE CITY, FL 32025

2027

28-4S-17-08835-008

BUILDING CHARACTERISTICS

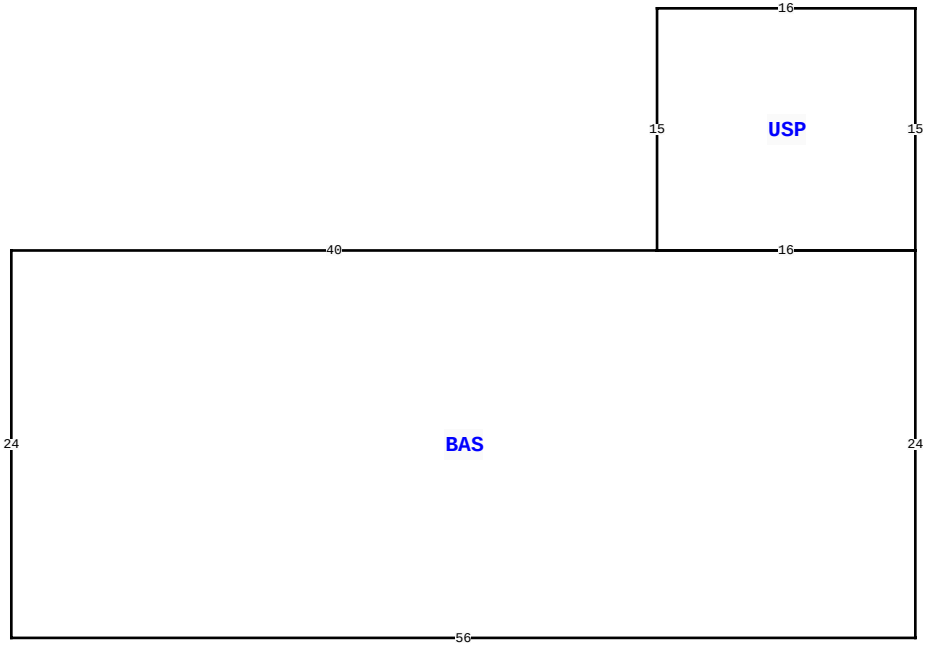
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
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	1,344	100		1,344	72,944
USP	240	35		84	4,559
TOTALS	1,584			1,428	77,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,428	106.1100	98.68	140,915	1997	1997	0	0	0	45.00	55.00

1 MANUF 1 100% - 2026 Heated Area: 1344 HX Base Yr 2026



1004 SW WENDY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0031	BARN,MT AE	0	100	18	24	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	77,503
TOTAL MARKET OB/XF VALUE	7,700
TOTAL LAND VALUE - MARKET	14,400
TOTAL MARKET VALUE	99,603
SOH/AGL Deduction	0
ASSESSED VALUE	99,603
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	48,192
TOTAL JUST VALUE	99,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/467	6/14/2022	WD	U	I	30	100
GRANTOR: RAULERSON JAMES O						
GRANTEE: RAULERSON JOHN SCOT						
1341/0144	7/19/2017	WD	Q	I	01	36,000
GRANTOR: BRUCE C & WANDA G FUL						
GRANTEE: JAMES O & MARY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E56 N24 USP= N15 W16 S15 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 7,700

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	0.80	AC		1.00	1.00	1.00	18,000.00	18,000.00	14,400							

REVIEW DATE 04/10/2013 BY TW Total Acres: 0.80 Total Land Value: 14,400 Market: 0 Agricultural: 0 Common: 14,400 PRINTED 11/17/2026 BY SYS