

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

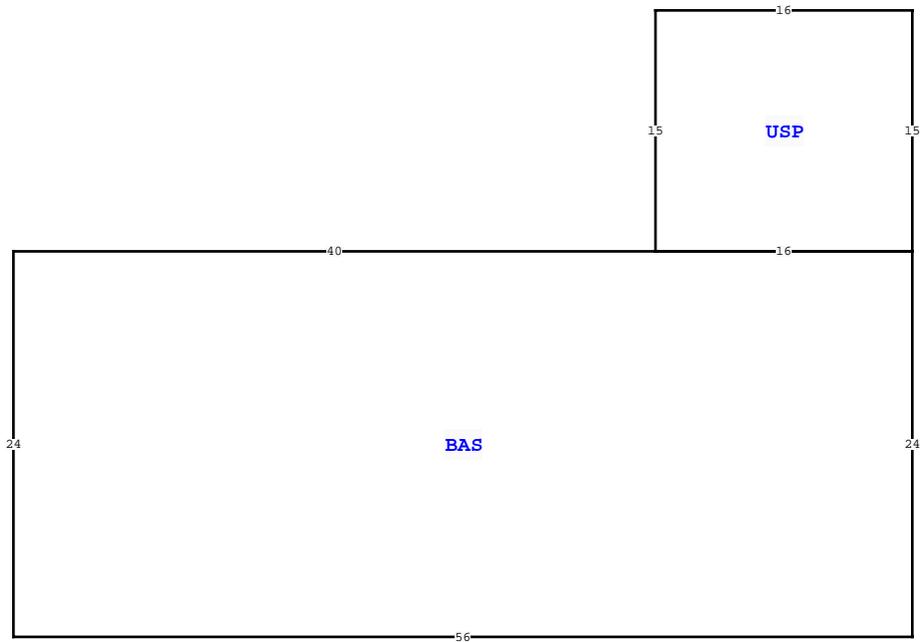
RAULERSON JOHN SCOTT
 1004 SW WENDY TER
 LAKE CITY, FL 32025

2026

28-4S-17-08835-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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 Units	01	CONV	100
		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
BAS	1,344	100	
USP	240	35	
TOTALS	1,584		1,428 80,008

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2026	Heated Area: 1344			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			80,008
TOTAL MARKET OB/XF VALUE			7,700
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			102,108
SOH/AGL Deduction			0
ASSESSED VALUE			102,108
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			50,697
TOTAL JUST VALUE			102,108
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			97,236

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						

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	0031	BARN,MT AE	0	100	18	24	1.00	UT	0.00	100	0	0	3	100	200	
2	0060	CARPORT F	0	100	18	20	1.00	UT	0.00	100	2012	2012	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S24 E56 N24 USP= N15 W16 S15 E16S W16S.	

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