(AKA LOT 1A PINE HILLS UNREC)
COMM NE COR, RUN W 1108.03 FT
FOR POB, CONT W 222.31 FT, S

RAROHA RICHARD DAVID
1468 SW MAIN BLVD STE, PMB -16
LAKE CITY, FL 32025

2027

31-5S-16-03744-201

BUILDING CHARACTERISTICS

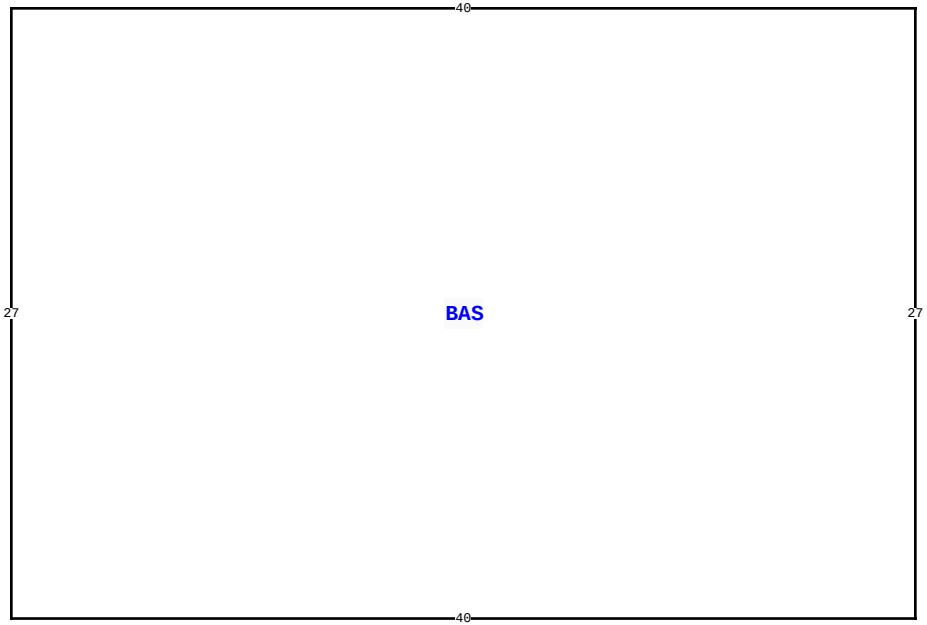
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	31516.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	62,922
TOTALS	1,080			1,080	62,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,080	113.9000	105.93	114,404	2007	2007	0	0	0	45.00	55.00

2 MANUF 1 100% - 2009 Heated Area: 1080 HX Base Yr 2009



895 SW GRAPE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	400	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		62,922
TOTAL MARKET OB/XF VALUE		14,600
TOTAL LAND VALUE - MARKET		57,000
TOTAL MARKET VALUE		92,364
SOH/AGL Deduction		38,618
ASSESSED VALUE		53,746
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		28,746
TOTAL JUST VALUE		134,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,200

PRMT:2:1: HUDSON

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056885	Roof Replacement	7,100	10/29/2026
34759	M H	639	12/19/2016
26289	M H	275	09/28/2007
18316	M H	125	05/23/2001
18235	PUMP/UTPOL	30	05/02/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1139/1414	12/27/2007	WD	Q	I	04	0
GRANTOR: SHIRLEY BENNETT						
GRANTEE: RICHARD DAVID RAROH						
1074/2134	12/15/2004	CD	Q	V	01	34,500
GRANTOR: SHIRLEY BENNETT						
GRANTEE: RICHARD DAVID RAROH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S27 E40 N27$.

LAND DESCRIPTION

TOTAL OB/XF 14,600

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	0.20	LT		1.00	1.00	1.00	65,000.00	65,000.00	13,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.14	AC		1.00	1.00	1.00	445.00	445.00	1,842							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	0.80	LT		1.00	1.00	1.00	55,000.00	55,000.00	44,000							

REVIEW DATE 03/30/2026 BY JB Total Acres: 5.14 Total Land Value: 14,842 Market: 44,000 Agricultural: 1,842 Common: 13,000 PRINTED 11/17/2026 BY SYS