

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

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

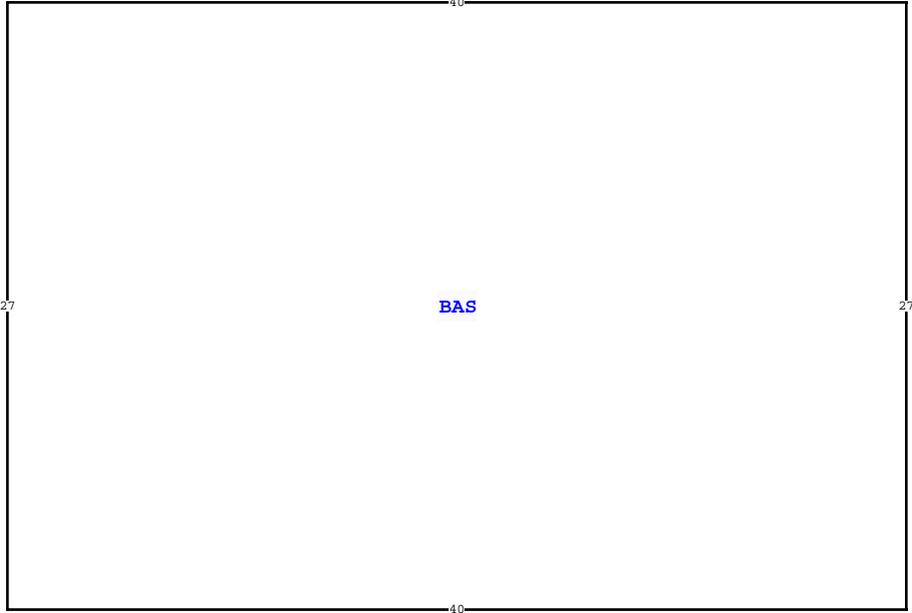
2026

31-5S-16-03744-201



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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	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
BAS	1,080	100	
TOTALS	1,080		1,080
			63,600

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	2009	Heated Area: 1080			HX Base Yr 2009				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	63,600		
TOTAL MARKET OB/XF VALUE	14,600		
TOTAL LAND VALUE - MARKET	57,000		
TOTAL MARKET VALUE	93,042		
SOH/AGL Deduction	41,099		
ASSESSED VALUE	51,943		
TOTAL EXEMPTION VALUE	25,000		
BASE TAXABLE VALUE	26,943		
TOTAL JUST VALUE	135,200		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	136,669		
PRMT: 2:1: HUDSON			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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 RAROK						
1074/2134	12/15/2004	CD	Q	V	01	34,500
GRANTOR: SHIRLEY BENNETT						
GRANTEE: RICHARD DAVID RAROK						

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
1	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	2008	2008
2	0080	DECKING	0	100	0	0	0	0.00	0.00	100	2014	2014
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100		
4	9945	Well/Sept	0	0	0	0	0	7,000.00	7,000.00	100		

TOTAL OB/XF												
14,600												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.20	LT		1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.14	AC		1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	0.80	LT		1.00

BUILDING NOTES						
895 SW GRAPE ST, LAKE CITY						
BLD DATE						
XF DATE						
INC DATE						
LGL DATE						
LAND DATE						
AG DATE						
05/07/2026 MLU						

BUILDING DIMENSIONS												
BAS= W40 S27 E40 N27S.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0200	C	MBL HM	100		A-1	0.00	0.00	0.20	LT		1.00
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.14	AC		1.00
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	0.80	LT		1.00