LOT 6 BLK 2 GOLF MANOR S/D.

392-248, 774-1677, 799-1074, WD

RAYNOR RACHEL V
123 SE DUSTIN TER
LAKE CITY, FL 32025

2027

33-3S-17-06767-000

BUILDING CHARACTERISTICS

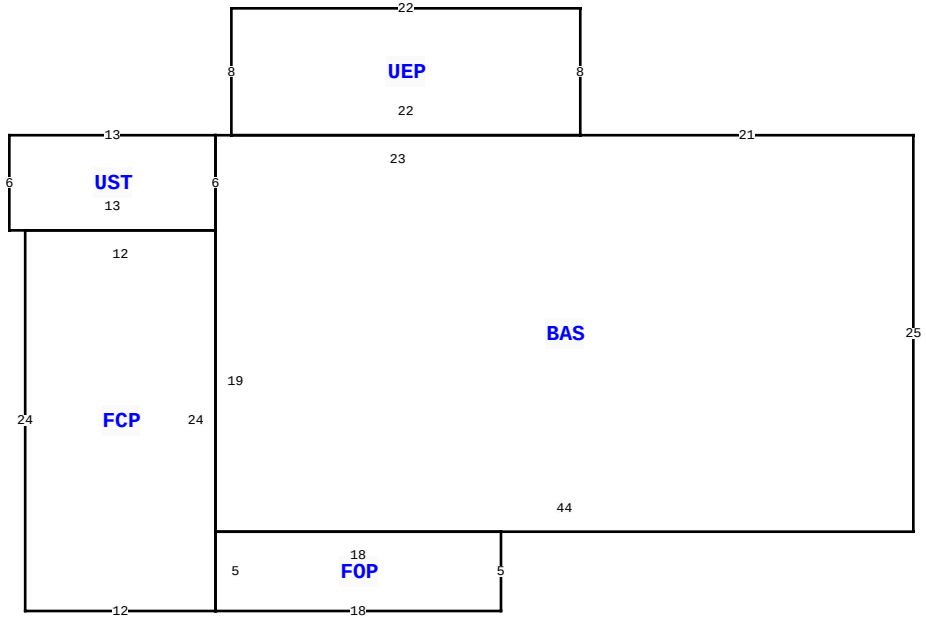
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	81,031
FCP	288	25		72	5,304
FOP	90	30		27	1,989
UEP	176	60		106	7,808
UST	78	45		35	2,579
TOTALS	1,732			1,340	98,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,340	103.0275	113.33	151,862	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1100 HX Base Yr 2016



123 SE DUSTIN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	2.00	UT	200.00	200.00	100	0	0	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,710
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		118,210
SOH/AGL Deduction		54,887
ASSESSED VALUE		63,323
TOTAL EXEMPTION VALUE	HX HB	38,323
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		118,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0995	8/07/2015	WD	Q	I	01	30,000
GRANTOR: ROBERT L GILBERT						
GRANTEE: RACHEL V RAYNOR						
0799/1074	12/20/1994	WD	Q	I		35,000
GRANTOR: SARAH A MCMAHON						
GRANTEE: ROBERT L GILBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UEP= N8 W22 S8 E22$W23UST= W13 S6 E13 N6$ S6 FCP= W12 S24 E12 N24$ S19 FOP= S5 E18 N5 W18$ E44 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/15/2016 BY RP Total Acres: 0.23 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS