

LOT 6 BLK 2 GOLF MANOR S/D.
392-248, 774-1677, 799-1074, WD

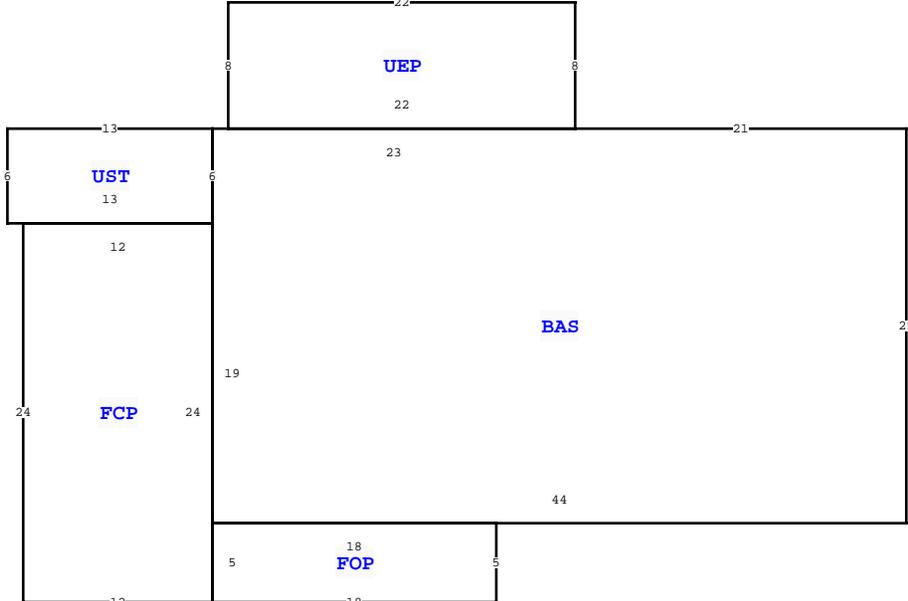
RAYNOR RACHEL V
123 SE DUSTIN TER
LAKE CITY, FL 32025

2026

33-3S-17-06767-000
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	1,100	100	
FCP	288	25	
FOP	90	30	
UEP	176	60	
UST	78	45	
TOTALS	1,732		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2016	117.45	157,383	1960	1960	0	0	35.00	65.00
			Heated Area: 1100								
				HX Base Yr 2016							



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			102,299
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			121,799
SOH/AGL Deduction			60,320
ASSESSED VALUE			61,479
TOTAL EXEMPTION VALUE	HX HB	36,479	
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			121,799
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	0	0	2.00	UT	200.00	200.00	100
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

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												
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	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							