LOT 21 BLOCK B BELLAIRE S/D.
577-577, 708-63, 806-156, WD 106

RAULERSON V GLENN/RAULERSON GRACE M
196 SE GREG PL
LAKE CITY, FL 32025-6370

2026

34-3S-17-06989-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

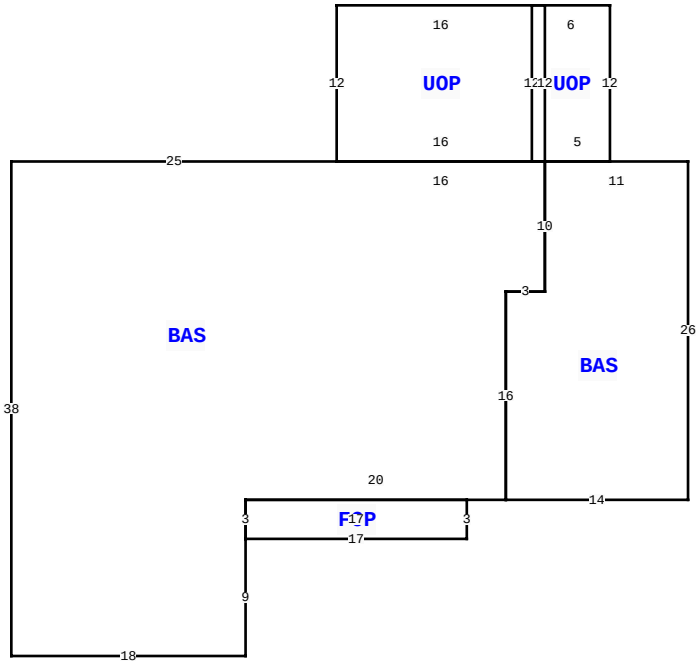
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	17	MSNRY STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	334	100		334	30,112
BAS	1,234	100		1,234	111,251
FOP	51	30		15	1,353
UOP	72	20		14	1,262
UOP	192	20		38	3,426
TOTALS	1,883			1,635	147,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,635	121.6710	138.70	226,774	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1568 HX Base Yr 2015



196 SE GREG PL, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,403
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		167,103
SOH/AGL Deduction		76,677
ASSESSED VALUE		90,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,015
TOTAL JUST VALUE		167,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1288/1103	10/03/2014	WD	U	I	11	100
GRANTOR: RICHARD WARREN						
GRANTEE: CHARLES V, EMILY M,						
1282/1506	10/03/2014	WD	Q	I	01	85,000
GRANTOR: RICHARD WARREN						
GRANTEE: CHARLES V, EMILY M,						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S38 E18 N9 FOP= E17N3 W17 S3$ N3 E20 BAS= E14 N26 W11 S10 W3 S16 $ N16 E3 N10UOP= E5 N12 W6 S12 E1$ UOP= N12 W16 S12 E16$ W16$.

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	500	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,200

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/27/2017 BY DF Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/12/2026 BY SYS