N DIV: COMM SE COR, RUN W 50 FT
W 100 FT, N 156 FT, E 100 FT, S
POB BLOCK 130.

MCNIEL JAMES E/MCNIEL CHRISTINA M
297 NW HILLSBORO ST
LAKE CITY, FL 32055

2026

00-00-00-12216-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

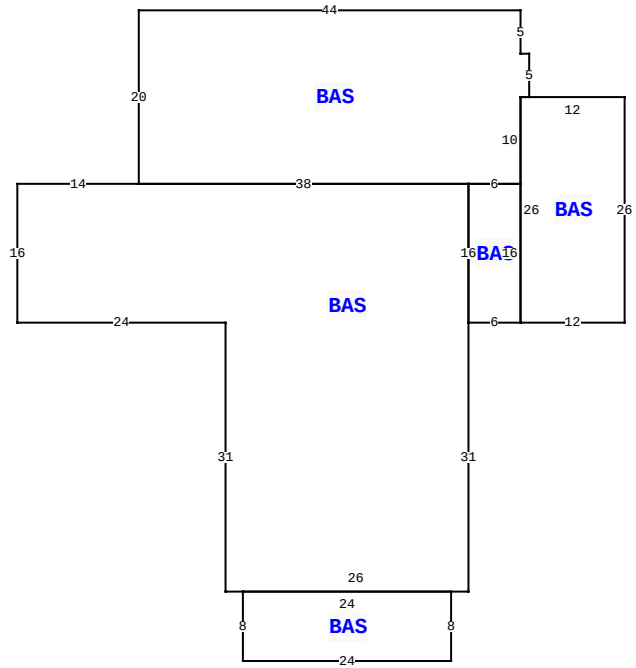
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	7,342
BAS	192	100		192	14,684
BAS	312	100		312	23,862
BAS	885	100		885	67,684
BAS	1,700	100		1,700	130,014
TOTALS	3,185			3,185	243,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,185	105.0510	117.66	374,747	1947	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 3185 HX Base Yr 2024



297 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		243,586
TOTAL MARKET OB/XF VALUE		11,193
TOTAL LAND VALUE - MARKET		14,820
TOTAL MARKET VALUE		269,599
SOH/AGL Deduction		34,737
ASSESSED VALUE		234,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		184,140
TOTAL JUST VALUE		269,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047366	Solar Power Syste	57,445	06/01/2023
215440	M H	200	08/09/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/2721	8/12/2022	WD	Q	I	01	299,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: MCNIEL JAMES E						
1094/2781	9/05/2006	WD	Q	I		58,000
GRANTOR: ANOTHER WAY INC						
GRANTEE: SUWANNEE VALLEY PRO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S16 E24 S31 E2 BAS= S8 E24 N8 W24$ E26 N31 BAS= E6 BAS= E12 N26 W12 S26$ N16 W6 S16$ N16 BAS= E6 N10 E1 N5 W1 N5 W44 S20 E38 $ W38$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	3,262.00	UT	2.00	2.00	75	2011	2011	3	75	4,893	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

LAND DESCRIPTION

TOTAL OB/XF 11,193

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-1	100.00	156.00	15,600.00	SF		1.00	1.00	1.00	0.95	0.95	14,820							

REVIEW DATE 09/21/2022 BY ME Total Acres: 0.36 Total Land Value: 14,820 Market: 0 Agricultural: 0 Common: 14,820 PRINTED 10/03/2025 BY SYS