

N DIV: BEG AT INTERS OF N LINE 0  
ST & E LINE OF FOURTH ST, RUN N  
95 FT, S 156 FT, W 119.47 FT TO

LESSARD LAWRENCE A

2026

00-00-00-12223-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 03 | BELOW AVG. 50  |
| Exterior Wall            | 15 | CONC BLOCK 50  |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 100     |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 4 100          |
| 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          | 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       | 1,624            | 100         |      | 1,624        | 107,977              |
| UCP       | 576              | 20          |      | 115          | 7,646                |
| UOP       | 18               | 20          |      | 4            | 266                  |
| USP       | 84               | 35          |      | 29           | 1,928                |
| UST       | 84               | 45          |      | 38           | 2,527                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,386 |  |  | 1,810 | 120,344 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |       |    |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R |
| 1              | 0080       | DECKING     | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  |
| 2              | 0120       | CLFENCE 4   | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  |
| 3              | 0294       | SHED WOOD/  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00  |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 0100     | C   | SFR                  | 0   |     | *RSF     | 356.00 | 107.00 | 16,692.00   |

MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01  | 1,810     | 91.3275     | 102.29         | 185,145        | 1950 | 1975 | 0    | 0    | 35.00 | 65.00  |

1 SINGLE FAM 0% - 2024

Heated Area: 1624

HX Base Yr

351 NW HILLSBORO ST, LAKE CITY

BLD DATE  
XF DATE  
INC DATE

LGL DATE  
LAND DATE  
AG DATE

04/27/2022 MLU

| COLUMBIA COUNTY PROPERTY  |  |           |  | PAGE 1 of 1 | 1 |
|---------------------------|--|-----------|--|-------------|---|
| VALUATION SUMMARY         |  |           |  |             |   |
| VALUATION BY              |  | STANDARD  |  |             |   |
| Tax Group: 1              |  | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |  | 120,344   |  |             |   |
| TOTAL MARKET OB/XF VALUE  |  | 300       |  |             |   |
| TOTAL LAND VALUE - MARKET |  | 11,893    |  |             |   |
| TOTAL MARKET VALUE        |  | 132,537   |  |             |   |
| SOH/AGL Deduction         |  | 0         |  |             |   |
| ASSESSED VALUE            |  | 132,537   |  |             |   |
| TOTAL EXEMPTION VALUE     |  | 0         |  |             |   |
| BASE TAXABLE VALUE        |  | 132,537   |  |             |   |
| TOTAL JUST VALUE          |  | 132,537   |  |             |   |
| NCON VALUE                |  | 0         |  |             |   |
| INCOME VALUE              |  |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |  | 132,537   |  |             |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |           |       |       |            |
|-------------------------------|-----------|-----------|-------|-------|------------|
| OFF RECORD Number             | DATE      | TYPE INST | Q / U | V / I | RSN CD     |
| 1482/2506                     | 1/13/2023 | WD        | Q     | I     | 01         |
|                               |           |           |       |       | SALE PRICE |
|                               |           |           |       |       | 115,000    |
| GRANTOR: HAGGERTY STEPHANIE A |           |           |       |       |            |
| GRANTEE: LESSARD LAWRENCE A   |           |           |       |       |            |
| 0949/2565                     | 3/28/2002 | WD        | P     | I     | 99         |
|                               |           |           |       |       | 59,400     |
| GRANTOR: JANELLE INMAN        |           |           |       |       |            |
| GRANTEE: STEPHANIE HAGGERTY   |           |           |       |       |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                             |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W20 S24 W31 S22 E34 UOP= S3E6 N3 W6\$ E6 S2 E11 UCP= E24 N24 W24 S24\$ N24 USP= E12 UST= E12 N7 W12 S7\$N7 W12 S7\$ N24\$. |  |  |  |  |  |  |  |  |  |