W DIV: LOTS 2 & 11 BLOCK 309.

ORB 365-753, 704-467, 733-503,

HUNTER ALAN J/HUNTER PAMELA J KNAPP
129 SE HILLSIDE PKWY
LAKE CITY, FL 32025-6754

2026

00-00-00-12237-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
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

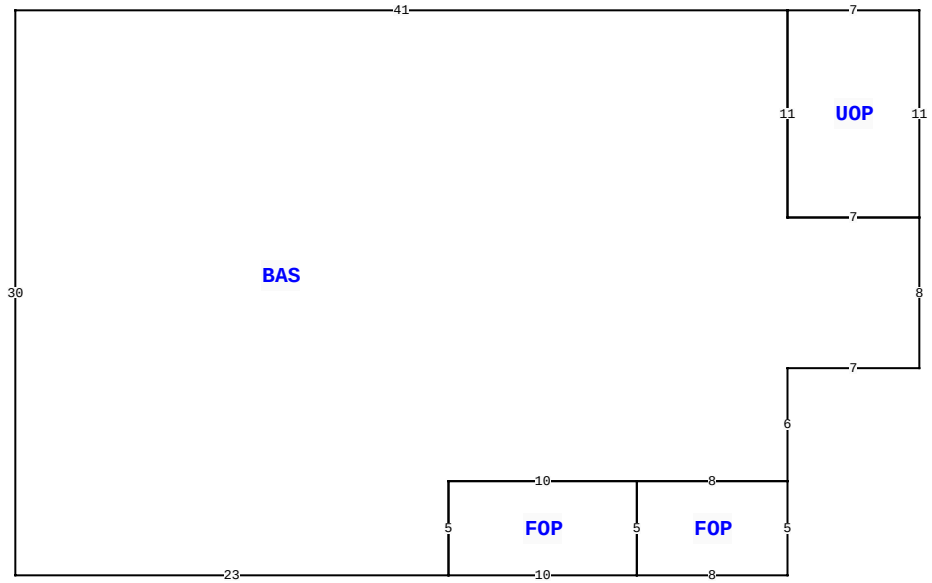
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	840317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	98,139
FOP	40	30		12	985
FOP	50	30		15	1,231
UOP	77	20		15	1,231
TOTALS	1,363			1,238	101,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,238	112.7100	126.24	156,285	1940	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr



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

296 NW HILLSBORO ST, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	101,585
TOTAL MARKET OB/XF VALUE	2,120
TOTAL LAND VALUE - MARKET	13,490
TOTAL MARKET VALUE	117,195
SOH/AGL Deduction	0
ASSESSED VALUE	117,195
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,195
TOTAL JUST VALUE	117,195
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0771/1955	3/02/1993	WD	Q	I		36,900
GRANTOR: PATRICIA COATES						
GRANTEE: ALAN HUNTER						
0616/0587	3/01/1987	WD	Q	I		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 S30 E23 FOP= E10 N5W10 S5$ N5 E10FOP= S5 E8 N5 W8$ E8 N6 E7 N8 UOP= N11 W7 S11 E7$ W7 N11$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0210	GARAGE U	0	0	12	24	288.00	UT	2.50	2.50	100	1978	1978	3	100	720	

LAND DESCRIPTION

TOTAL OB/XF 2,120

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	0		00	0.00	0.00	14,200.00	SF		1.00	1.00	1.00	0.95	0.95	13,490							

REVIEW DATE 11/01/2016 BY DF Total Acres: 0.33 Total Land Value: 13,490 Market: 0 Agricultural: 0 Common: 13,490 PRINTED 10/02/2025 BY SYS