W DIV: COMM NW COR OF BLK A WEST
E 138 FT FOR POB, CONT E 85.50 F
FT, W 74.93 FT, N 111.74 FT, TO

DAVIS TONYA O'NEAL
416 NW HILLSBORO ST
LAKE CITY, FL 32055

2026

00-00-00-12276-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

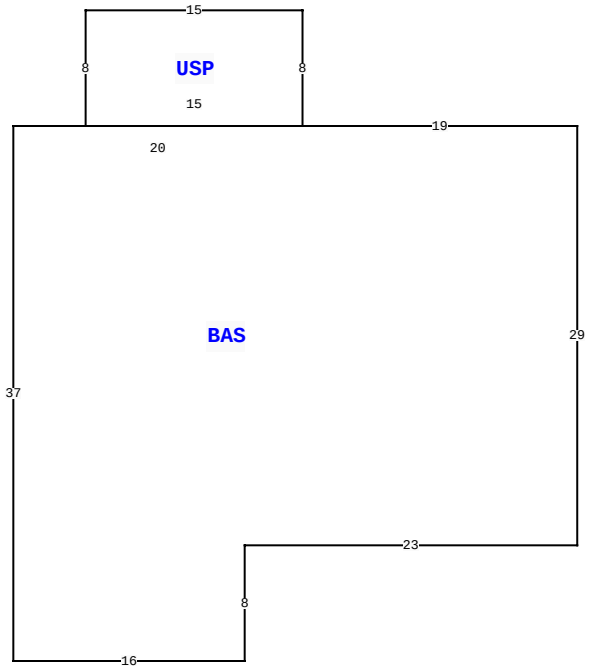
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
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	03	03
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	1,259	100		1,259	89,437
USP	120	35		42	2,984
TOTALS	1,379			1,301	92,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	97.5834	109.29	142,186	1945	1945	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1259 HX Base Yr 2021



416 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		92,421
TOTAL MARKET OB/XF VALUE		3,680
TOTAL LAND VALUE - MARKET		7,980
TOTAL MARKET VALUE		104,081
SOH/AGL Deduction		33,601
ASSESSED VALUE		70,480
TOTAL EXEMPTION VALUE	HX HB	45,480
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		104,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2359	ADDN SFR	15	05/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1242/1823	10/04/2012	QC	U	I	11	100
GRANTOR: ROBERT O'NEAL						
GRANTEE: TONYA O'NEAL						
1100/0205	10/23/2006	WD	Q	I		67,000
GRANTOR: THRODORE & FLAKE WILC						
GRANTEE: ROBERT & TONYA O'NE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 USP= N8 W15 S8 E15$W20 S37 E16 N8 E23 N29$.

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	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
2	0060	CARPORT F	0	100	13	20	260.00	UT	5.00	5.00	60	1993	1993	3	60	780	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,680

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	-380.00	105.00	8,400.00	SF		1.00	1.00	1.00	0.95	0.95	7,980							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.19 Total Land Value: 7,980 Market: 0 Agricultural: 0 Common: 7,980 PRINTED 11/19/2025 BY SYS