W DIV: LOT 6 BLOCK 2 COLUMBIA PA
423-226, LE 1344-2633, DC 1388-1

DOWNEY BETHANY LEE
294 NW HILTON AVE
LAKE CITY, FL 32055

2026

00-00-00-12294-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

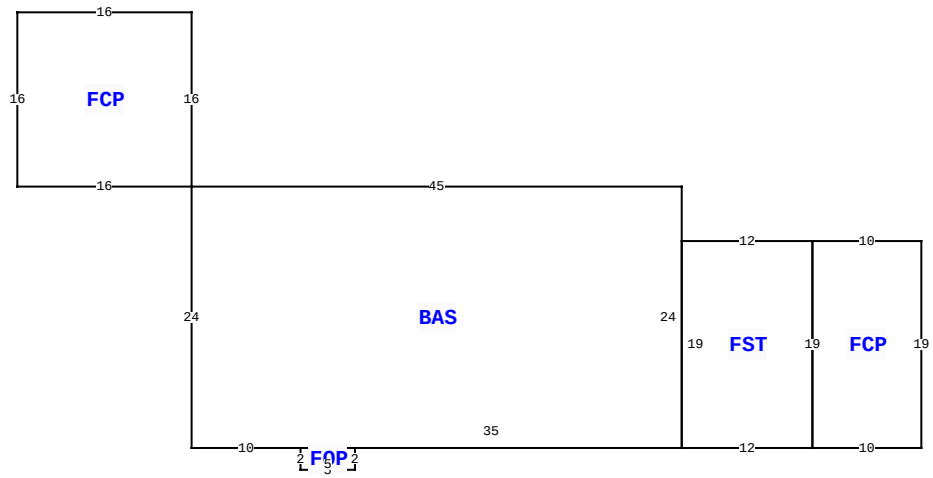
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,080	100		1,080	94,279
FCP	190	25		48	4,190
FCP	256	25		64	5,587
FOP	10	30		3	262
FST	228	55		125	10,912
TOTALS	1,764			1,320	115,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	119.9120	134.30	177,276	1938	1995	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1080 HX Base Yr



294 NW HILTON AVE, 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	115,229
TOTAL MARKET OB/XF VALUE	2,500
TOTAL LAND VALUE - MARKET	7,058
TOTAL MARKET VALUE	124,787
SOH/AGL Deduction	0
ASSESSED VALUE	124,787
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	124,787
TOTAL JUST VALUE	124,787
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/2583	8/25/2023	WD	Q	I	01	154,900
GRANTOR: SEC LLC						
GRANTEE: DOWNEY BETHANY LEE						
1395/2443	10/01/2019	QC	U	I	11	100
GRANTOR: MICHAEL R STEICHER						
GRANTEE: SEC LLC						

BUILDING NOTES

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	1985	1985	3	100	500	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W45 S24 E10 E35 N24 $
FCP=[ORIG=-45,0] N16 W16 S16 E16 $
FST=[ORIG=0,24] E12 N19 W12 S19 $
FCP=[ORIG=12,24] E10 N19 W10 S19 $
FOP=[ORIG=-35,24] S2 E5 N2 W5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,500

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		*RSF-3	0.00	0.00	7,430.00	SF		1.00	1.00	1.00	0.95	0.95	7,058							

REVIEW DATE 10/05/2023 BY ME Total Acres: 0.17 Total Land Value: 7,058 Market: 0 Agricultural: 0 Common: 7,058 PRINTED 11/19/2025 BY SYS