W DIV: COMM NW COR, RUN S 105 FT
105 FT, E 80 FT, N 105 FT, W 80
G.

TRICE JAYDEN HUNTER
465 NW ORANGE ST
LAKE CITY, FL 32055

2026

00-00-00-12320-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

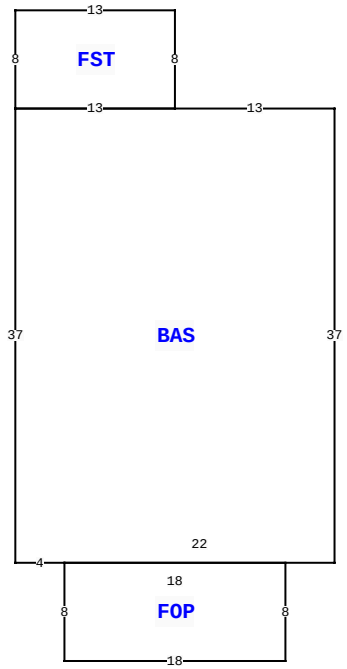
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	962	100		962	86,079
FOP	144	30		43	3,847
FST	104	55		57	5,101
TOTALS	1,210			1,062	95,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,062	122.9100	137.66	146,195	1940	1951	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 962 HX Base Yr



465 NW ORANGE 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	95,027
TOTAL MARKET OB/XF VALUE	1,250
TOTAL LAND VALUE - MARKET	8,056
TOTAL MARKET VALUE	104,333
SOH/AGL Deduction	0
ASSESSED VALUE	104,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	104,333
TOTAL JUST VALUE	104,333
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/1792	5/10/2024	WD	Q	I	01	133,000
GRANTOR: SHELLEY CHRISTOPHER B						
GRANTEE: TRICE JAYDEN HUNTER						
1470/981	6/28/2022	WD	Q	I	01	100,000
GRANTOR: BRYAN ZECHER CONSTRUC						
GRANTEE: SHELLEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FST= N8 W13 S8 E13$W13S37 E4 FOP= S8 E18 N8 W18$E22 N37$.

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	0294	SHED WOOD/	0	0	10	16	160.00	UT	7.50	7.50	100	2003	2003	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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		RO	0.00	0.00	8,480.00	SF		1.00	1.00	1.00	0.95	0.95	8,056							

REVIEW DATE 09/12/2024 BY TP Total Acres: 0.19 Total Land Value: 8,056 Market: 0 Agricultural: 0 Common: 8,056 PRINTED 11/18/2025 BY SYS