

SAMSON CHRISTOPHER M
181 SE HERNANDO AVE
LAKE CITY, FL 32025

00-00-00-12738-001

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0408SINGLE SID 100 IRREGULAR 100

Roof Cover01MINIMUM 90

Roof Cover12MODULAR MT 10

Interior Wall03PLASTER 50

Interior Wall05DRYWALL 50

Interior Floor14CARPET 100

Air Condition03CENTRAL 100

Heating Type Bedrooms Bathrooms04AIR DUCTED 100
4 100
2 100

Frame Stories Architectual Units Condition Adj Kitchen Adjus01NONE 100
2. 2. 100
05CONV 100
0 100
0303 100
0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC850317.001.00/

TOTALS3,3902,714192,322

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONECTGRF. NORM% COND

0100012,71497.3434109.02295,880190019850035.0065.00

1 SINGLE FAM 0% - 0Heated Area: 2440HX Base Yr

FUS

UOP

USP

BAS

FOP

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

181 SE HERNANDO AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE192,322

TOTAL MARKET OB/XF VALUE2,120

TOTAL LAND VALUE - MARKET35,066

TOTAL MARKET VALUE229,508

SOH/AGL Deduction0

ASSESSED VALUE229,508

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE229,508

TOTAL JUST VALUE229,508

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE229,508

SALE:2:1: CERTIFICATE OF TITLE

BLDG:1:1: NW1/4 32-3S-17

SALE:1:1: PART OF BLK 36

PERMIT NUMDESCRIPTIONAMTISSUED

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1024/11848/20/2004WDQI155,000

GRANTOR: DOUGLASS

GRANTEE: SAMSON

0882/09056/16/1999WDQI124,500

GRANTOR: REVELS

GRANTEE: DOUGLASS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N4 USP= E5 N12 W11 S12 E6\$ W16 N3 W35 S2 W7 S17 FOP= S21 E48 N19 E15 N5 W21 S19 W18 N6 W17 N10 W7\$ E7 S10 E17 S6 E18 N19 E21 N9\$ PTR=N40FUS= N27 W35 S2 UOP= W7 S25 E7 N25\$ S25 E35 \$ S40\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10294SHED WOOD/001616256.00UT7.507.501000031001,920

20252LEAN-TO W/00001.00UT0.000.00100201120113100200

TOTAL OB/XF2,120

LAND DESCRIPTIONTOTAL OB/XF2,120

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR0R0107.00105.0020,038.00SF1.001.001.001.751.7535,066

REVIEW DATE11/08/2016BYDFTotal Acres: 0.46Total Land Value: 35,066Market: 0Agricultural: 0Common: 35,066PRINTED 11/18/2025 BY SYS