COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 43.42 FT TO W R/W WALTER L
ALONG R/W 280 FT FOR POB, RUN W

HAMILTON MYRNA O
406 SW WALTER AVE
LAKE CITY, FL 32055

2026

02-5S-16-03425-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

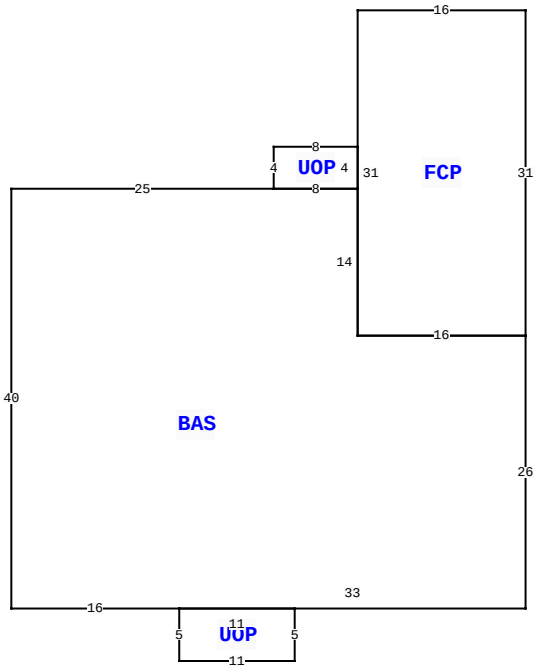
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	109,229
FCP	496	25		124	7,802
UOP	32	20		6	378
UOP	55	20		11	692
TOTALS	2,319			1,877	118,101

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	86.4270	96.80	181,694	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1736 HX Base Yr



406 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,101
TOTAL MARKET OB/XF VALUE		6,902
TOTAL LAND VALUE - MARKET		59,950
TOTAL MARKET VALUE		184,953
SOH/AGL Deduction		110,329
ASSESSED VALUE		74,624
TOTAL EXEMPTION VALUE	13 HX HB	74,624
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		184,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1525/1404	10/16/2024	LE	U	I	14	100

GRANTOR: HAMILTON MYRNA O (ENH

GRANTEE: HINGSON SHERRI HAMI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S40 E16 UOP= S5 E11 N5 W11$ E33 N26 FCP= N31W16 S31 E16$ W16 N14 UOP= N4W8 S4 E8$ W8$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0210	GARAGE U	0	100	24	28	384.00	UT	4.40	4.40	100	0	0	3	100	1,690	
4	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0190	FPLC PF	0	100	20	40	1.00	UT	1,200.00	1,200.00	40	1993	1993	3	40	480	
6	0252	LEAN-TO W/	0	100	12	30	360.00	UT	2.00	2.00	60	1993	1993	3	60	432	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

TOTAL OB/XF 6,502

LAND DESCRIPTION

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		A-1	0.00	0.00	5.45	AC		1.00	1.00	1.00	11,000.00	11,000.00	59,950							

REVIEW DATE 09/09/2019 BY KR Total Acres: 5.45 Total Land Value: 59,950 Market: 0 Agricultural: 0 Common: 59,950 PRINTED 11/19/2025 BY SYS

COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 43.42 FT TO W R/W WALTER L
ALONG R/W 280 FT FOR POB, RUN W

HAMILTON MYRNA O
406 SW WALTER AVE
LAKE CITY, FL 32055

2026

02-5S-16-03425-007

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,101
TOTAL MARKET OB/XF VALUE		6,902
TOTAL LAND VALUE - MARKET		59,950
TOTAL MARKET VALUE		184,953
SOH/AGL Deduction		110,329
ASSESSED VALUE		74,624
TOTAL EXEMPTION VALUE	13 HX HB	74,624
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		184,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1404	10/16/2024	LE	U	I	14	100

GRANTOR: HAMILTON MYRNA O (ENH

GRANTEE: HINGSON SHERRI HAMI

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

TOTAL OB/XF 400

LAND DESCRIPTION

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

REVIEW DATE 09/09/2019 BY KR Total Acres: 5.45 Total Land Value: 59,950 Market: 0 Agricultural: 0 Common: 59,950 PRINTED 11/19/2025 BY SYS