S1/2 OF SW1/4 OF SE1/4 OF SW1/4.
426-196, & COMM AT SW COR OF SW1

HILL THEODORA K AS TRUSTEE OF THEODORA K HILL REVO
1729 SE COUNTRY CLUB RD
LAKE CITY, FL 32055

2026

03-4S-17-07486-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

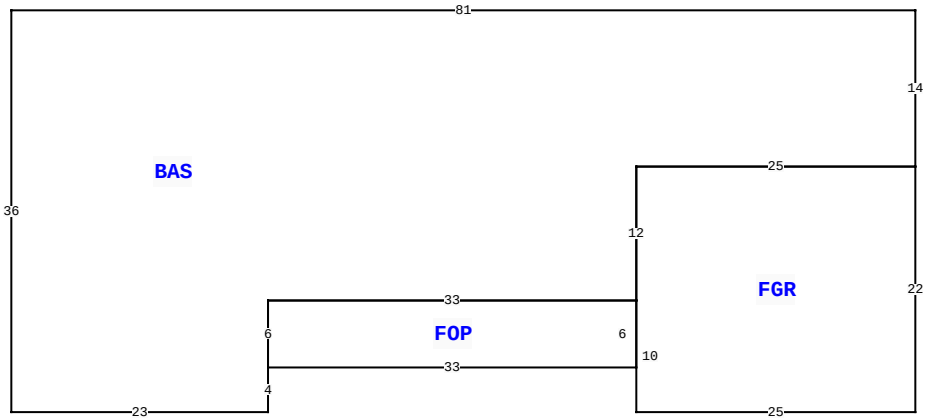
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,036	100		2,036	175,351
FGR	550	55		302	26,010
FOP	198	30		59	5,082
TOTALS	2,784			2,397	206,441

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,397	118.3050	132.50	317,602	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2036 HX Base Yr



1729 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		206,441
TOTAL MARKET OB/XF VALUE		4,450
TOTAL LAND VALUE - MARKET		73,720
TOTAL MARKET VALUE		218,513
SOH/AGL Deduction		97,568
ASSESSED VALUE		120,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		70,223
TOTAL JUST VALUE		284,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1063/0981	10/08/2005	WD	Q	I	06	100

GRANTOR: THEODOEA & LEONARD HI
GRANTEE: THEODORA K HILL REV

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W81 S36 E23 N4 FOP= E33N6 W33 S6$ N6 E33 FGR= S10 E25 N22 W25 S12$ N12 E25 N14$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,250	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,400	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,450

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	1.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	5,500							
2	6200	A	PASTURE 3	0			0.00	0.00	7.58	AC		1.00	1.00	1.00	280.00	280.00	2,122							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	7.58	AC		1.00	1.00	1.00	9,000.00	9,000.00	68,220							

REVIEW DATE 03/15/2017 BY DF Total Acres: 8.58 Total Land Value: 7,622 Market: 68,220 Agricultural: 2,122 Common: 5,500 PRINTED 11/19/2025 BY SYS