

COMM NE COR OF SE1/4 OF NW1/4, W
 POB, S 404.76 FT, W 482.98 FT, N
 FT, N 37 DEG E 107.51 FT, N 75.8

HILL FREDERICK J
 P O BOX 73
 SUWANNEE, FL 32692

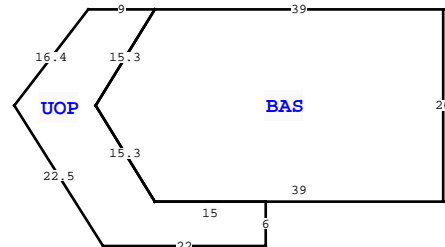
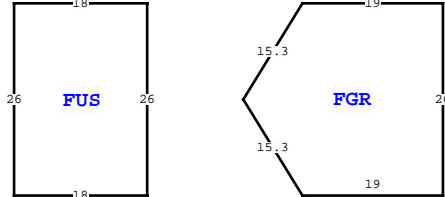
2026

03-4S-17-07490-001



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 10 | ABOVE AVG. | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 80 |
| Interior Floor | 15 | HARDTILE | 20 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 02 | WOOD FRAME | 100 |
| Stories | | 2. | 2.100 |
| Architectural | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Quality | 07 | 07 | |
| 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 |
| BAS | 1,118 | 100 | |
| FGR | 598 | 55 | |
| FUS | 468 | 100 | |
| UOP | 415 | 20 | |
| TOTALS | 2,599 | | 1,998 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,998 | 132.4115 | 148.30 | 296,303 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 | | |
| 1 SINGLE FAM 0% - 0 Heated Area: 1586 HX Base Yr | | | | | | | | | | | | | |



154 SE CARDINAL GLN, LAKE CITY

| | | | |
|----------|--|-----------|--|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

| COLUMBIA COUNTY PROPERTY | | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY | | | | |
| VALUATION BY | | | STANDARD | |
| Tax Group: 2 | Tax Dist: | | | |
| BUILDING MARKET VALUE | | | 242,968 | |
| TOTAL MARKET OB/XF VALUE | | | 7,174 | |
| TOTAL LAND VALUE - MARKET | | | 16,346 | |
| TOTAL MARKET VALUE | | | 255,510 | |
| SOH/AGL Deduction | | | 0 | |
| ASSESSED VALUE | | | 255,510 | |
| TOTAL EXEMPTION VALUE | | | 0 | |
| BASE TAXABLE VALUE | | | 255,510 | |
| TOTAL JUST VALUE | | | 266,488 | |
| NCON VALUE | | | 0 | |
| INCOME VALUE | | | | |
| PREVIOUS YEAR MKT VALUE | | | 269,451 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 24251 | SFR | 532 | 03/16/2006 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1473/672 | 8/12/2022 | LE U | | I | 14 | 100 |
| GRANTOR: HILL FREDERICK J SR (| | | | | | |
| GRANTEE: WALTRIP LISA HILL (| | | | | | |
| 1472/2263 | 6/28/2022 | LE U | | I | 14 | 100 |
| GRANTOR: HILL FREDERICK J SR (| | | | | | |
| GRANTEE: WALTRIP LISA HILL (| | | | | | |

| BUILDING NOTES |
|----------------|
| |

| BUILDING DIMENSIONS |
|---|
| BAS= W39 UOP= W9 L10 D13 D19 R12 E22 N6 W15 U13 L8 R8 U13 \$ D13 L8 R8 D13 E39 N26\$ PTR= N30 FUS= N26 W18 S26 E18\$ S30\$ PTR= N30 E40 FGR= N26 W19 L8 D13 D13 R8 E19\$ S30 W40\$. |

| L N | 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 | 0030 | BARN,MT | 0 | 0 | 48 | 80 | 1.00 | UT | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0180 | FPLC 1STRY | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 100 | 2007 | 2007 | 3 | 100 | 2,000 | |
| 3 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1,458.00 | UT | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 4,374 | |
| TOTAL OB/XF 7,174 | | | | | | | | | | | | | | | | |

| LAND DESCRIPTION | TOTAL OB/XF 7,174 | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|-------------------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 4,500.00 | 4,500.00 | 4,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 1.95 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 868 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 1.95 | AC | | 1.00 | 1.00 | 1.35 | 4,500.00 | 6,075.00 | 11,846 | | | | | | | |