

HICKS KATIE E
212 SE WILLOW DR
LAKE CITY, FL 32025

03-4S-17-07592-301

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31VINYL SID 90

Exterior Wall19COMMON BRK 10

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 90

Interior Floor08SHT VINYL 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories02WOOD FRAME 100

Architectual Units1. 1. 100

Condition Adj0303 100

Kitchen Adjus0101 100

Quality0505

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC3417.11001.10/

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEADJAMARKET
AREAAREABASEAREAValue

BAS1,8781001,878181,719

FGR5505530229,222

FOP18030545,225

FSP21240858,225

TOTALS2,8202,319224,391

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0100012,319107.5140132.46307,175200220020026.9573.05

1 SINGLE FAM 100% - 2023Heated Area: 1878HX Base Yr 2023

The floor plan shows a large rectangular area labeled 'BAS' (Basement) with dimensions 38' by 22'. To the right of the basement is a smaller rectangular area labeled 'FGR' (Front Yard) with dimensions 22' by 25'. Above the basement is a trapezoidal area labeled 'FSP' (Side Yard) with dimensions 14' by 28' at the top and 16' by 5.7' at the bottom. Below the basement is another trapezoidal area labeled 'FOP' (Front Yard) with dimensions 14' by 11' at the top and 28' by 6' at the bottom. The total heated area is 1878 square feet.

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE224,391

TOTAL MARKET OB/XF VALUE1,124

TOTAL LAND VALUE - MARKET30,938

TOTAL MARKET VALUE256,453

SOH/AGL Deduction11,798

ASSESSED VALUE244,655

TOTAL EXEMPTION VALUEHX HB SX100,722

BASE TAXABLE VALUE143,933

TOTAL JUST VALUE256,453

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE245,940

SALES DATA

OFF RECORD NumberDATE TYPE INST Q U V I RSN CD SALE PRICE

1521/8056/26/2024QC U I 11100

GRANTOR:HICKS THOMAS S

GRANTEE:HICKS KATIE E

1479/239111/15/2022WD Q I 01265,000

GRANTOR:GUTIERREZ NIXON

GRANTEE:HICKS THOMAS S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= W28 S9 E16 R4 U4 E8 N5\$ S5 W8 D4 L4 W16 N9
W14 S38 E14 FOP= S6 E28 N6 W11 N2 W6 S2 W11\$ E11 N2 E6 S2 E11
FGR= S10 E22 N25 W22 S15\$ N15 E22 N23\$.

LAND DESCRIPTIONTOTAL OB/XF1,124

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPED TDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFRSFR100RSF-20.000.001.00LT1.001.001.3822,500.0030,937.5030,938

REVIEW DATE01/31/2023BYCP

Total Acres: 0.52Total Land Value: 30,938Market: 0Agricultural: 0Common: 30,938PRINTED 08/20/2025 BY SYS