S1/2 OF NW1/4 OF SE1/4 & SW1/4 O
R/W DESC IN ORB 778-1765.

HINES NINA F
506 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024-9308

2026

04-4S-16-02769-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

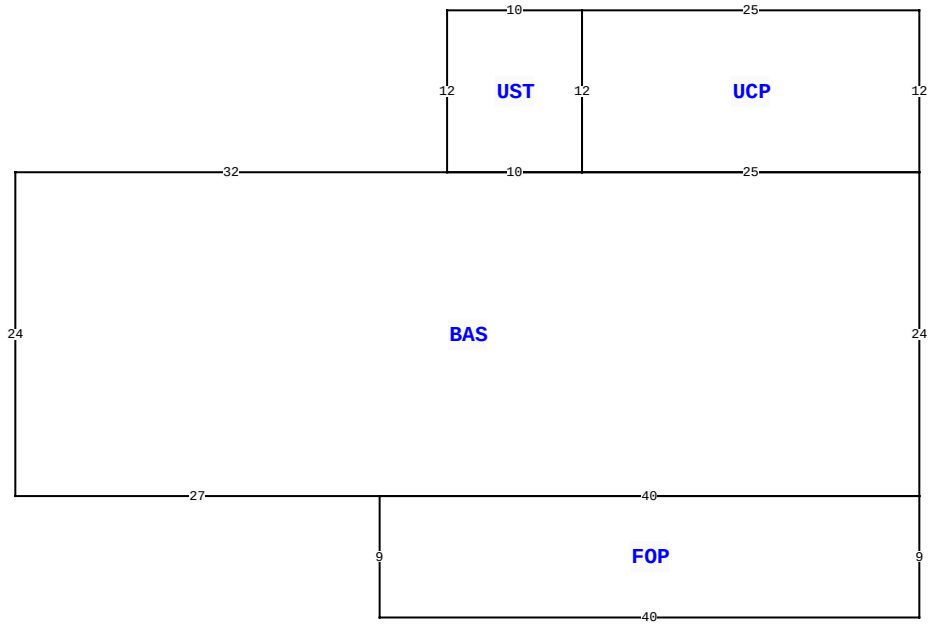
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,608	100		1,608	35,048
FOP	360	35		126	2,746
UCP	300	20		60	1,308
UST	120	45		54	1,177
TOTALS	2,388			1,848	40,279

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,848	90.8100	54.49	100,698	1975	1975	0	0	0	60.00	40.00

2 MOBILE HME 100% - 0 Heated Area: 1608 HX Base Yr



506 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		40,279
TOTAL MARKET OB/XF VALUE		9,100
TOTAL LAND VALUE - MARKET		297,900
TOTAL MARKET VALUE		73,702
SOH/AGL Deduction		29,457
ASSESSED VALUE		44,245
TOTAL EXEMPTION VALUE	HX HB SX WX	44,245
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		347,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,279

XFOB:1:1: VAN DYKE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051342	Roof Replacement	8,000	10/31/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E27 FOP= S9 E40N9 W40$ E40 N24 UCP= N12 W25 S12 E25$ W25 UST= N12 W10 S12E10$ W10$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1990	1990	3	100	200	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	7.58	AC		1.00	1.00	1.00	40.00	40.00	303							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	20.00	AC		1.00	1.00	1.00	281.00	281.00	5,620							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	280.00	280.00	8,400							
4	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
5	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	57.58	AC		1.00	1.00	1.00	5,000.00	5,000.00	287,900							
6	0102	C	SFR/MH	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 01/13/2025 BY JS Total Acres: 59.58 Total Land Value: 24,323 Market: 287,900 Agricultural: 14,323 Common: 10,000 PRINTED 09/19/2025 BY SYS