COMM NE COR OF SE1/4 OF NE1/4, W 228.62 FT, W 762.64 FT FOR POB, FT, N 228.73 FT TO N LINE OF SE1

HICKMON CHRISTOPHER JAMES/BURCH LESLIE CAROLYN
289 SW VISTA TER
LAKE CITY, FL 32024

**2026**

**05-4S-16-02773-030**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

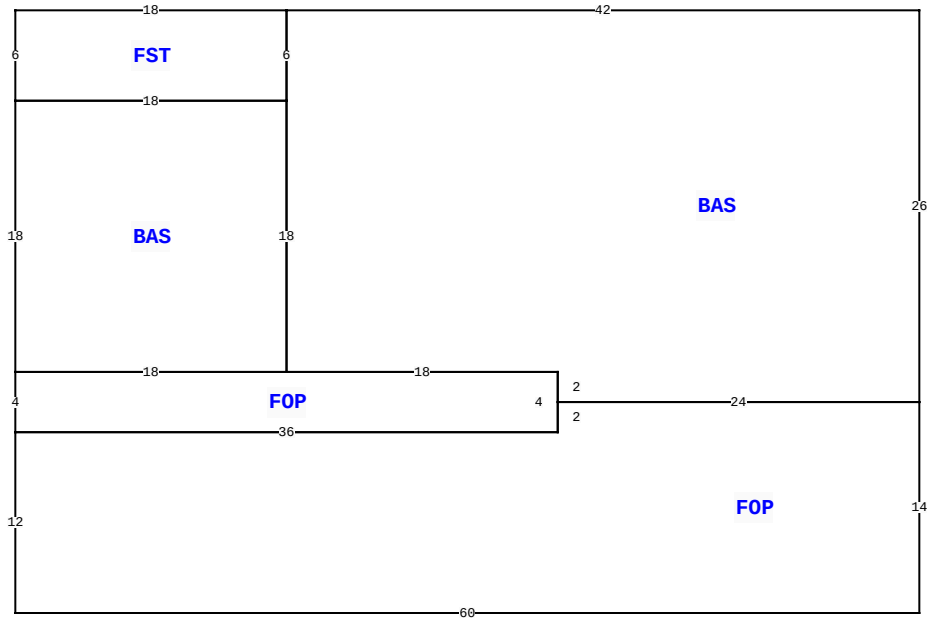
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 04 | PLYWOOD 10 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 08 | SHT VINYL 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 | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 5416.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 324 | 100 | | 324 | 29,080 |
| BAS | 1,056 | 100 | | 1,056 | 94,778 |
| FOP | 144 | 30 | | 43 | 3,859 |
| FOP | 768 | 30 | | 230 | 20,643 |
| FST | 108 | 55 | | 59 | 5,296 |
| TOTALS | 2,400 | | | 1,712 | 153,655 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,712 | 123.2840 | 138.08 | 236,393 | 1975 | 1975 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2020 Heated Area: 1380 HX Base Yr 2020




289 SW VISTA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/19/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 153,655 |
| TOTAL MARKET OB/XF VALUE | | 1,050 |
| TOTAL LAND VALUE - MARKET | | 14,998 |
| TOTAL MARKET VALUE | | 169,703 |
| SOH/AGL Deduction | | 51,277 |
| ASSESSED VALUE | | 118,426 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 67,704 |
| TOTAL JUST VALUE | | 169,703 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 169,703 |

SALE:2:1: 1 ACRE AND IMP

SALE:1:1: .99 AC WITH IMP

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1376/2111 | 1/18/2019 | WD | Q | I | 01 | 105,000 |
| GRANTOR: KATLYNN KHACHIGAN | | | | | | |
| GRANTEE: CHRISTOPHER J HICKM | | | | | | |
| 1281/0082 | 9/05/2014 | PB | U | I | 18 | 0 |
| GRANTOR: KIMBERLY R HORSLEY ES | | | | | | |
| GRANTEE: KATLYNN KHACHIGAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W42 FST= W18 S6 E18 N6$S6 BAS= W18 S18 E18 N18$ S18 FOP= W18 S4 E36 N4 W18$ E18 S2 FOP= S2 W36 S12 E60 N14 W24$ E24 N26$.

## 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 15 | 150.00 | UT | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 750 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 10 | 80.00 | UT | 5.00 | 5.00 | 50 | 1993 | 1993 | 3 | 50 | 200 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,050

| 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 | | RSF/MH | 90.00 | 228.00 | 0.99 | AC | | 1.00 | 1.00 | 1.01 | 15,000.00 | 15,150.00 | 14,998 | | | | | | | |

REVIEW DATE 09/27/2023 BY KS Total Acres: 0.99 Total Land Value: 14,998 Market: 0 Agricultural: 0 Common: 14,998 PRINTED 11/07/2025 BY SYS