COMM AT NE COR OF NW1/4 OF SEC,
POB, CONT W 1071.28 FT, S 582.02
60 FT PRIVATE EASE, ALONG R/W 11

HAYES DONALD J
355 SW HUNTER LEIGH PL
LAKE CITY, FL 32024

2026

05-6S-17-09607-201

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

DOR CODE 5000 IMPROVED AG

MAP NUM | MKT AREA 02

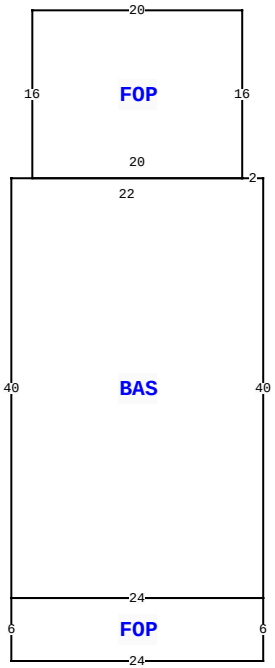
NEIGHBORHOOD/LOC 5617.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	128,831
FOP	144	30		43	5,770
FOP	320	30		96	12,883
TOTALS	1,424			1,099	147,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,099	129.5400	145.08	159,443	2008	2020	0	0	0	7.50	92.50

1 SINGLE FAM 100% - 2024 Heated Area: 960 HX Base Yr 2024



355 SW HUNTER LEIGH PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,485
TOTAL MARKET OB/XF VALUE		10,544
TOTAL LAND VALUE - MARKET		148,508
TOTAL MARKET VALUE		203,877
SOH/AGL Deduction		72,015
ASSESSED VALUE		131,862
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		81,140
TOTAL JUST VALUE		306,537
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053272	Solar Power Syste	30,316	06/05/2025
000051211	Solar Power Syste	56,000	10/23/2024
000051148	Storage Building	11,000	10/18/2024
000049636	Mobile Home		04/16/2024
26548	SFR	175	12/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1519/2422	7/15/2024	WD	U	V	11	100
GRANTOR: MELISSA'S SECRET GARD						
GRANTEE: HAYES DONALD J						
1503/1489	11/20/2023	WD	Q	I	01	425,000
GRANTOR: VAZQUEZ OMAR MIGUEL						
GRANTEE: HAYES DONALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 FOP= N16 W20 S16 E20$ W22 S40 FOP= S6 E24N6 W24$ E24 N40$.

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	0166	CONC,PAVMT	0	100	0	0	648.00	UT	3.00	3.00	100	2008	2008	3	100	1,944	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
4	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 10,544

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			0.00	0.00	4.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	40,500							
2	9400	C	RIGHTOFWAY	100		A-1	0.00	0.00	0.78	AC		1.00	1.00	1.00	10.00	10.00	8							
3	5500	A	TIMBER 2	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	445.00	445.00	5,340							
4	9910	M	MKT.VAL.AG	0			0.00	0.00	12.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	108,000							

REVIEW DATE 05/07/2025 BY JB Total Acres: 17.28 Total Land Value: 45,848 Market: 108,000 Agricultural: 5,340 Common: 40,508 PRINTED 11/10/2025 BY SYS