

LOT 31 COUNTRY VILLAGE S/D
493-628, 860-1348, 885-190, WD 1

HARDMAN RYAN LEE/HARDMAN LEANDRA VICTORIA
166 SW KAREN CT
LAKE CITY, FL 32025

2026

07-4S-17-08120-031



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	03	MASONRY 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		06
NEIGHBORHOOD/LOC	7417.0200 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100		2,074	222,055
FGR	330	55		182	19,486
FOP	25	30		8	857
FOP	60	30		18	1,927
TOTALS	2,489			2,282	244,325

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	658.00	UT	1.50	1.50
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
3	0296	SHED METAL	0 100	0	0	1.00	UT	2,800.00	2,800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,282	112.4640	125.96	287,441	1999	2010	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025

Heated Area: 2074

HX Base Yr 2025

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/21/2023 MLU

TOTAL OB/XF									
4,587									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		244,325	
TOTAL MARKET OB/XF VALUE		4,587	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		267,412	
SOH/AGL Deduction		0	
ASSESSED VALUE		267,412	
TOTAL EXEMPTION VALUE		HX HB 13 267,412	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		267,412	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		270,286	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14258	SFR	310	07/10/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1484/2227	2/10/2023	WD	Q	I	01
GRANTOR: HAMRIC BRADY J					SALE PRICE
GRANTEE: HARDMAN RYAN LEE					315,000
GRANTOR: JOHN M & CONNIE F GRU					
GRANTEE: BRADY J & JESSICA H					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W25 FOP= W5 S12 E5 N12\$ S12 W43 S11 FGR= S22 E15 N22 W15\$ E15 S17 E23 FOP= S5 E5 N5 W5\$ E5 S5 E25 N45\$.									