

BEG SW COR OF NE1/4 OF SW1/4 OF
N 60 FT, E 75 FT, N 601.91 FT, W
S 779.87 FT, E 382.79 FT, N 117.

HILTON BRIAN D/HILTON REGINA L
943 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03489-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 90
Interior Floor	14	CARPET 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 02

NEIGHBORHOOD/LOC	8516.00	1.00/
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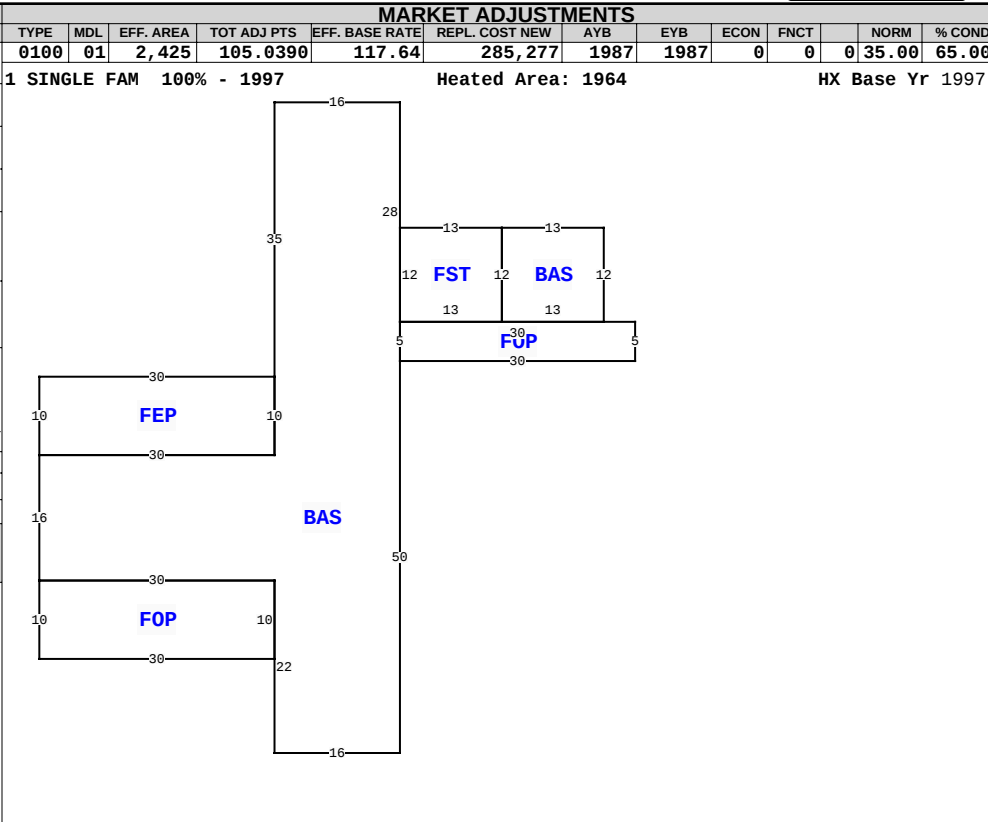
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	11,929
BAS	1,808	100		1,808	138,250
FEP	300	80		240	18,352
FOP	150	30		45	3,441
FOP	300	30		90	6,882
FST	156	55		86	6,576

TOTALS	2,870			2,425	185,430
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
4	9947	Septic	0 0	0	0	1.00	UT	3,000.00	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	
6	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	
7	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	

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		A-1	0.00	0.00	6.89
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00

REVIEW DATE	08/23/2024	BY	TW
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943 SW SEVILLE PL, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0021	BARN, FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,710	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	9947	Septic	0 0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024	90		5,400	

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		A-1	0.00	0.00	6.89
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00

Total Acres: 7.89	Total Land Value: 74,955	Market: 0	Agricultural: 0	Common: 74,955
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		185,430	
TOTAL MARKET OB/XF VALUE		12,240	
TOTAL LAND VALUE - MARKET		74,955	
TOTAL MARKET VALUE		272,625	
SOH/AGL Deduction		114,564	
ASSESSED VALUE		158,061	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		107,339	
TOTAL JUST VALUE		272,625	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		272,925	

BLDG:2:1: NEWM MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050638	Electrical Servic	0	08/22/2024
25142	M H	606	10/20/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1375/1927	1/03/2019	LE U	I	I	14
GRANTOR: BRIAN & REGINA HILTON					
GRANTEE: BRIAN & REGINA HILT					
0819/2252	3/19/1996	WD Q	I		
GRANTOR: JOHN M & LORA M SMITH					
GRANTEE: BRIAN & REGINA HILT					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 S35 FEP= W30 S10 E30 N10\$ S10 W30 S16 FOP= S10E30 N10 W30\$ E30 S22 E16 N50 FOP= E30 N5 W30 S5\$ N5 FST= E13 BAS= E13 N12 W13 S12\$ N12 W13 S12\$ N28\$.									