BEG NE COR OF SE1/4 OF SW1/4
OF SE1/4, RUN W 1333.44 FT,
RUN S 665.53 FT, E 635.56 FT,

NORRIS RONNIE W JR/NORRIS TONI M
226 SW HASTINGS WAY
LAKE CITY, FL 32024

2026

11-4S-15-00340-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

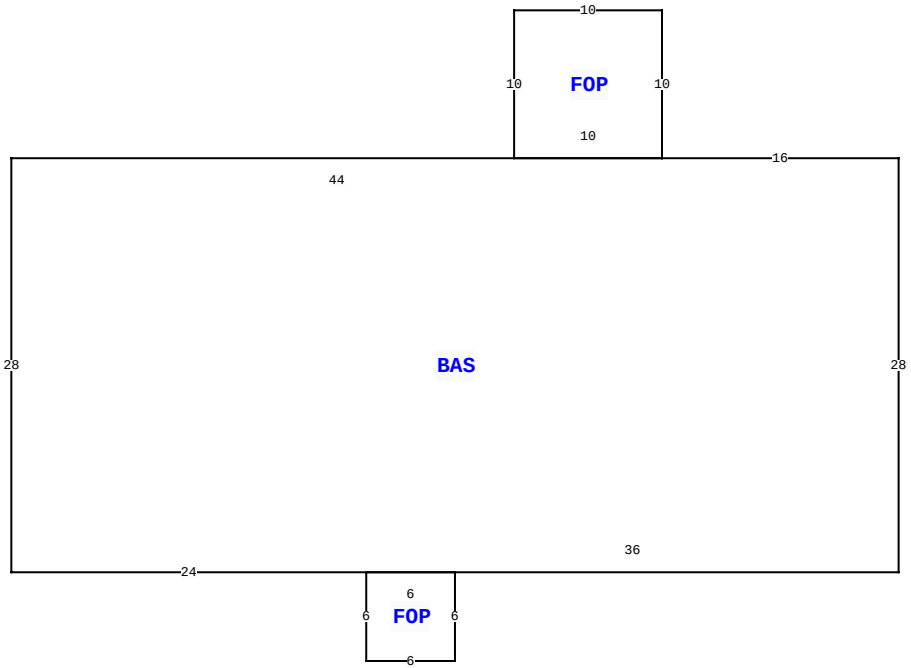
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	11415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	147,016
FOP	36	30		11	963
FOP	100	30		30	2,626
TOTALS	1,816			1,721	150,603

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,721	109.6620	122.82	211,373	2002	2002	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2003 Heated Area: 1680 HX Base Yr 2003



226 SW HASTINGS WAY, 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		150,603
TOTAL MARKET OB/XF VALUE		7,350
TOTAL LAND VALUE - MARKET		107,100
TOTAL MARKET VALUE		175,677
SOH/AGL Deduction		50,506
ASSESSED VALUE		125,171
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,449
TOTAL JUST VALUE		265,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049410	Roof Replacement	14,000	03/12/2024
40414	GENERATOR	0	08/21/2020
19217	SFR	298	02/12/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0945/1469	1/28/2002	WD	P	V	99	43,600

GRANTOR: JANICE FLATT
GRANTEE: RONNIE JR & TONI NO

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W10 S10 E10$ W44 S28 E24 FOP= S6 E6 N6 W6$ E36 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2002	2002	3	100	1,200	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,200	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

LAND DESCRIPTION

TOTAL OB/XF 7,350

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.30	UT		1.00	1.00	1.00	280.00	280.00	3,724							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.30	AC		1.00	1.00	1.00	7,000.00	7,000.00	93,100							

REVIEW DATE 04/08/2024 BY JS Total Acres: 15.30 Total Land Value: 17,724 Market: 93,100 Agricultural: 3,724 Common: 14,000 PRINTED 11/07/2025 BY SYS