BEG INTERS W R/W POUNDS
HAMMOCK RD WITH N LINE OF S1/2
OF NW1/4, RUN W 470 FT, S 470

FLORIDA POWER & LIGHT CO
P O BX 14000
JUNO BEACH, FL 33408-0420

2026

12-4S-17-08323-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

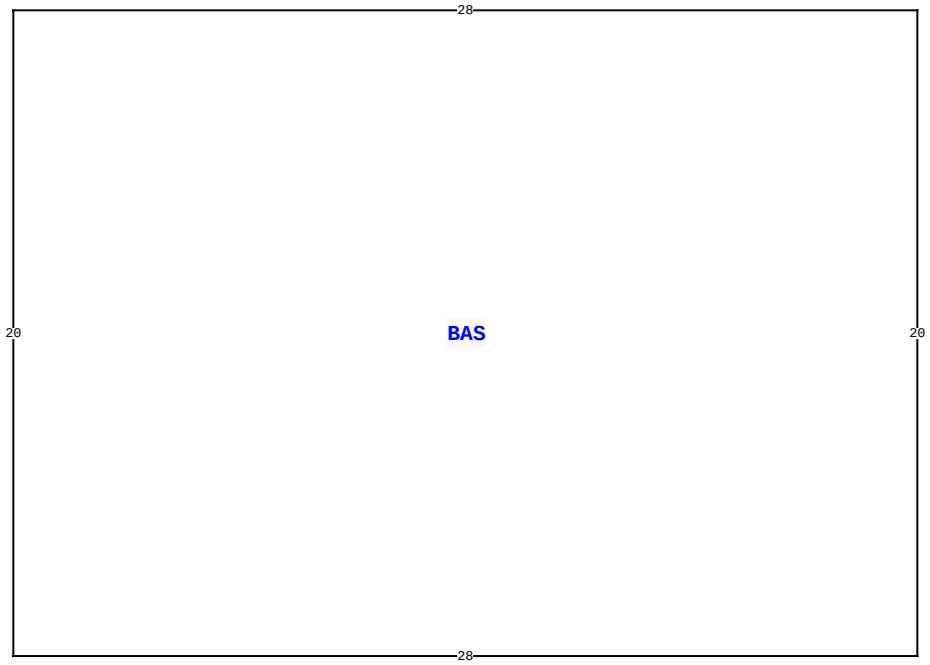
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	9100	UTILITIES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	12417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	26,090
TOTALS	560			560	26,090

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7800	06	560	117.1800	65.62	36,747	2002	2002	0	0	0	29.00	71.00

1 EXCEP STOR 0% - 0 Heated Area: 560 HX Base Yr



554 SE POUNDS HAMMOCK RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	26,090
TOTAL MARKET OB/XF VALUE	20,576
TOTAL LAND VALUE - MARKET	156,100
TOTAL MARKET VALUE	202,766
SOH/AGL Deduction	0
ASSESSED VALUE	202,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	202,766
TOTAL JUST VALUE	202,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,501

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1140/0381	1/02/2008	WD	Q	V	03	535,000
GRANTOR: VIVIAN LAMONTE HALL						
GRANTEE: FLORIDA POWER & LIG						
0921/1316	2/26/2001	WD	Q	V	03	32,214
GRANTOR: TOMBELIN'S						
GRANTEE: FLORIDA POWER & LIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S20 E28 N20$.

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	0260	PAVEMENT-A	0	0	0	0	8,800.00	UT	1.10	1.10	100	2002	2002	3	100	9,680	
2	0253	LIGHTING	0	0	0	0	8.00	UT	500.00	500.00	100	2002	2002	3	100	4,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2002	2002	3	100	500	
4	0140	CLFENCE 6	0	0	0	0	820.00	UT	6.50	6.50	100	2002	2002	3	100	5,330	
5	0161	3-STRAND B	0	0	0	0	820.00	UT	1.30	1.30	100	2002	2002	3	100	1,066	

LAND DESCRIPTION

TOTAL OB/XF 20,576

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	9100	C	UTILITY	0		A-1	0.00	0.00	6.67	AC		1.00	1.00	1.00	5,000.00	5,000.00	33,350							
2	9100	C	UTILITY	0			0.00	0.00	24.55	AC		1.00	1.00	1.00	5,000.00	5,000.00	122,750							

REVIEW DATE 04/12/2017 BY BC Total Acres: 31.22 Total Land Value: 156,100 Market: 0 Agricultural: 0 Common: 156,100 PRINTED 11/20/2025 BY SYS