

JANKOWSKI ROBERT
641 SE POUNDS HAMMOCK RD
LAKE CITY, FL 32025

12-4S-17-08324-003

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 08 WD OR PLY 100										0100 01 498 83.9711 94.05 46,837 1974 1974 0 0 35.00 65.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM - 0% - 1995 Heated Area: 448 HX Base Yr 1995										BUILDING MARKET VALUE 84,714									
Roof Cover 04 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 15,624									
Interior Wall 03 PLYWOOD 100																				TOTAL LAND VALUE - MARKET 26,760									
Interior Floo 14 CARPET 90																				TOTAL MARKET VALUE 127,098									
Interior Floo 08 SHT VINYL 10																				SOH/AGL Deduction 44,911									
Air Condition 02 WINDOW 100																				ASSESSED VALUE 82,187									
Heating Type 02 CONVECTION 100																				TOTAL EXEMPTION VALUE HX HB SX WX 53,473									
Bedrooms 1 100																				BASE TAXABLE VALUE 28,714									
Bathrooms 1 100																				TOTAL JUST VALUE 127,098									
Frame 01 NONE 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 05 CONV 100																				PREVIOUS YEAR MKT VALUE 105,537									
Units 0 100																													
Condition Adj 02 02 100																													
Kitchen Adjus 01 01 100																													
Quality 03 03																													
DOR CODE 0102 SFRES/MOBILE HOME																													
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 448 100 448 27,387																													
UST 112 45 50 3,057																													
TOTALS 560 498 30,444																													
EXTRA FEATURES										641 SE POUNDS HAMMOCK RD, LAKE CITY																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/28/2025 MLU																			
1 0294 SHED WOOD/ 0 100 8 18 1.00 UT 0.00 0.00 100 1989 1989 3 100 500																													
2 0190 FPLC PF 0 100 0 0 1.00 UT 1,200.00 1,200.00 100 0 0 3 100 1,200																													
3 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 0 0 3 100 7,000																													
4 0070 CARPORT UF 0 100 12 18 216.00 UT 1.50 1.50 100 0 0 3 100 324																													
5 0210 GARAGE U 0 100 30 50 1,500.00 UT 3.44 3.44 100 0 0 3 100 5,160																													
6 0070 CARPORT UF 0 100 15 30 450.00 UT 1.20 1.20 100 0 0 3 100 540																													
7 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2012 2012 3 100 100																													
8 0120 CLFENCE 4 0 100 0 0 1.00 UT 0.00 0.00 100 1993 1993 3 100 400																													
9 0296 SHED METAL 0 100 0 0 1.00 UT 0.00 0.00 100 2012 2012 3 100 400																													
LAND DESCRIPTION										TOTAL OB/XF 15,624																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 3.46 AC 1.00 1.00 1.00 6,000.00 6,000.00 20,760																													
2 0102 C SFR/MH 0 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 6,000.00 6,000.00 6,000																													
REVIEW DATE 04/18/2017 BY BC										Total Acres: 4.46 Total Land Value: 26,760 Market: 0 Agricultural: 0 Common: 26,760										PRINTED 06/27/2025 BY SYS									

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