

HOFFMAN SHANDA R
P O BX 1884
LAKE CITY, FL 32056-1884

14-2S-16-01609-002

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
CONSTRUCTION																				PAGE 1 of 1																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	05	AVERAGE 100								0100	01	2,324	88.8714	99.54	231,331	2005	2005		0		0	25.00	75.00	STANDARD																			
Roof Structure	03	GABLE/HIP 100								1 SINGLE FAM 100% - 2014 Heated Area: 2016 HX Base Yr 2014														VALUATION BY																			
Roof Cover	12	MODULAR MT 100								-19-36UGR36-56- -19-36BAS36-56-														Tax Group: 3										Tax Dist:									
Interior Wall	05	DRYWALL 100																						BUILDING MARKET VALUE										173,498									
Interior Floor	14	CARPET 90																						TOTAL MARKET OB/XF VALUE										12,500									
Interior Floor	08	SHT VINYL 10																						TOTAL LAND VALUE - MARKET										174,300									
Air Condition	03	CENTRAL 100																						TOTAL MARKET VALUE										203,479									
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE										60,288									
Bedrooms		1 100																						SOH/AGL Deduction										143,191									
Bathrooms		1 100																						TOTAL EXEMPTION VALUE										HX HB 50,722									
Frame	05	STEEL 100																						BASE TAXABLE VALUE										92,469									
Stories	1.	1. 100																						TOTAL JUST VALUE										360,298									
Architectural Units	05	CONV 100 0 100								NCON VALUE										0																							
Condition Adj	02	02 100								INCOME VALUE																																	
Quality		05	05							PREVIOUS YEAR MKT VALUE										363,190																							
DOR CODE		5000 IMPROVED AG																																									
MAP NUM												MKT AREA		03																													
NEIGHBORHOOD/LOC		14216.00										1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	2,016	100		2,016	150,505																																						
UGR	684	45		308	22,994																																						
TOTALS		2,700			2,324	173,498																																					
EXTRA FEATURES										2934 NW LASSIE BLACK ST, WHITE SPRINGS										BLD DATE				LGL DATE				04/11/2025		MLU													
																				XF DATE				LAND DATE				09/12/2022		SPF													
																				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	0040	BARN, POLE	0	0	24150			3,600.00	UT 2.50		2.50	50	1993	1993	3	50	4,500																										
2	0130	CLFENCE 5	0	100	0	0		1.00	UT 0.00		0.00	100	0	0	3	100	1,000																										
3	9945	Well/Sept	0	0	0	0		1.00	UT 7,000.00		7,000.00	100			3	100	7,000																										
LAND DESCRIPTION										TOTAL OB/XF										12,500																							
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	1.00	AC		1.00	1.00	1.00	3,500.00	3,500.00	3,500																										
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	29.80	AC		1.00	1.00	1.00	445.00	445.00	13,261																										
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	18.00	AC		1.00	1.00	1.00	40.00	40.00	720																										
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.80	AC		1.00	1.00	1.00	3,500.00	3,500.00	170,800																										
REVIEW DATE		04/19/2023		BY	kellen		Total Acres: 48.80		Total Land Value: 17,481		Market: 170,800		Agricultural: 13,981		Common: 3,500		PRINTED 11/20/2025 BY SYS																										