LOT 2 CALLAWAY S/D UNIT 1.
819-193, 878-845, 900-954,

NGUYEN TUAN A/NGUYEN HOANG ANH
144 SW HANCOCK CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-102

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

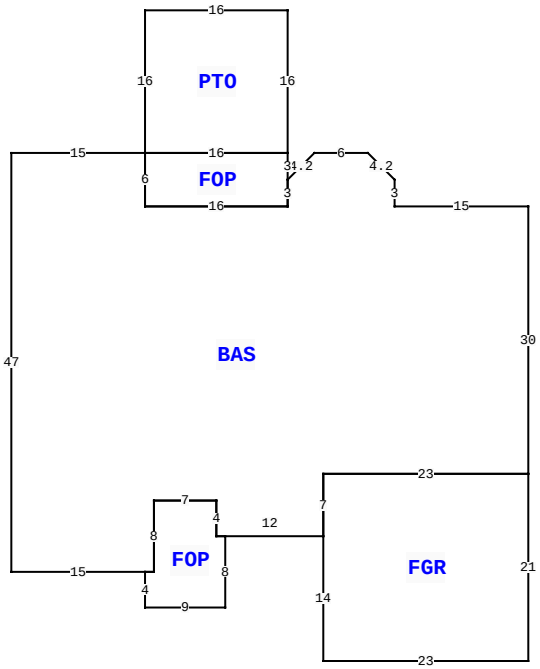
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,174	100		2,174	234,916
FGR	483	55		266	28,743
FOP	96	30		29	3,134
FOP	96	30		29	3,134
PTO	256	5		13	1,405
TOTALS	3,105			2,511	271,331

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,511	131.9472	147.78	371,076	2000	2000	0	0	0	26.88	73.12

1 SINGLE FAM 100% - 2020 Heated Area: 2174 HX Base Yr 2020



144 SW HANCOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		271,331
TOTAL MARKET OB/XF VALUE		3,566
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		309,897
SOH/AGL Deduction		80,287
ASSESSED VALUE		229,610
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		178,888
TOTAL JUST VALUE		309,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,904

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16852	SFR	350	04/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0951	5/28/2019	WD	Q	I	01	223,000
GRANTOR: JOSEPH & EVA MARTINO						
GRANTEE: TUAN A & JOANG ANH						
0909/1687	8/25/2000	WD	Q	I		137,900
GRANTOR: ISAAC BRATKOVICH						
GRANTEE: JOSEPH & EVA MARTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 N3 U3 L3 W6 L3 D3 FOP= /N3/W16 S6 E16 N3$ S3 W16 N6PTO= E16 N16 W16 S16$ W15 S47 E15 FOP= S4 E9 N8 W1 N4 W7 S8 W1$ E1 N8E7 S4 E12 FGR= S14 E23 N21 W23 S7 $ N7 E23 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1,577.00	UT	1.50	1.50	100	2000	2000	3	100	2,366	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,566

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/30/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS