

(AKA PARCEL "T", AVERY ROBERTS D
UNR DESC AS): COMM SE COR, RUN W
SEC COR OF SW1/4 OF SE1/4, N 641

SMITH MURRAY E/SMITH DEBORAH D
2500 NE HAMMOCK DR
LAKE CITY, FL 32055-6420

2026

16-3S-17-04955-120



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 1 of 1																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																					
Exterior Wall		51	LOG 100		0100	01	2,163	131.1975	146.94	317,831	2012	2012	0	0	0	13.00	87.00	VALUATION BY										STANDARD																										
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 2013										Heated Area: 1960										HX Base Yr 2013										Tax Group: 1										Tax Dist:									
Roof Cover		03	COMP SHNGL 100																						BUILDING MARKET VALUE										276,513																			
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										3,900																			
Interior Floo		12	HARDWOOD 80																						TOTAL LAND VALUE - MARKET										226,920																			
Interior Floo		15	HARDTILE 20																						TOTAL MARKET VALUE										379,372																			
Air Condition		03	CENTRAL 100																						SOH/AGL Deduction										132,602																			
Heating Type		04	AIR DUCTED 100																						ASSESSED VALUE										246,770																			
Bedrooms			3 100																						TOTAL EXEMPTION VALUE										HX HB 50,722																			
Bathrooms			2 100																						BASE TAXABLE VALUE										196,048																			
Frame		02	WOOD FRAME 100																						TOTAL JUST VALUE										507,333																			
Stories		2.	2. 100																						NCON VALUE										0																			
Architectual		05	CONV 100																						INCOME VALUE																													
Units			0 100																						PREVIOUS YEAR MKT VALUE										510,511																			
Quality		06	06																																																			
DOR CODE		5000IMPROVED AG																																																				
MAP NUM												MKT AREA										04																																
NEIGHBORHOOD/LOC		16317.00										1.00/																																										
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																
BAS		1,664	100		1,664	212,722																																																
FOP		260	30		78	9,971																																																
FOP		416	30		125	15,980																																																
FUS		296	100		296	37,840																																																
TOTALS		2,636			2,163	276,513																																																
EXTRA FEATURES		2500 NE HAMMOCK DR, LAKE CITY																																																				
BLD DATE																						LGL DATE																																
XF DATE																						LAND DATE																																
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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400																																						
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	100	2,000																																						
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,200																																						
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																																						
LAND DESCRIPTION		TOTAL OB/XF																		3,900																																		
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	14.62	AC		1.00	1.00	1.00	6,000.00	6,000.00	87,720																																					
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	25.00	AC		1.00	1.00	1.00	445.00	445.00	11,125																																					
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.84	AC		1.00	1.00	1.00	40.00	40.00	114																																					
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	27.84	AC		1.00	1.00	1.00	5,000.00	5,000.00	139,200																																					
REVIEW DATE	08/12/2015		BY	DF	Total Acres: 42.46				Total Land Value: 98,959				Market: 139,200				Agricultural: 11,239				Common: 87,720				PRINTED 11/19/2025 BY SYES																													