BEG SW COR OF SE1/4 OF NW1/4 OF
230.06 FT, E 315.33 FT, N 405.26
R/W TAMARAC LANE, E 20 FT, S 635

HERMESMAN ABAGAIL/HANCOCK CHRISTOPHER
521 NW NYE HUNTER DR
LAKE CITY, FL 32055

2026

16-4S-16-03041-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,150
TOTAL LAND VALUE - MARKET	16,905
TOTAL MARKET VALUE	24,055
SOH/AGL Deduction	0
ASSESSED VALUE	24,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	24,055
TOTAL JUST VALUE	24,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	24,055

SALE:3:1: 1.96 ACRES WITH IMP

SALE:2:1: CASE #90-26-CP FINAL ORDER

SALE:1:1: 1.96 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1546/774	8/04/2025	WD	Q	I	01	40,000
GRANTOR: WILLIAMS MELTON E						
GRANTEE: HERMESMAN ABAGAIL						
1271/2340	12/28/2011	WD	U	V	11	100
GRANTOR: MELTON E WILLIAMS						
GRANTEE: RANDY C.E. SWEENEY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	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 7,150

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	0700	C	MISC RES	0		00	0.00	0.00	1.96	AC		1.00	1.00	0.75	11,500.00	8,625.00	16,905							

REVIEW DATE 07/10/2024 BY KS Total Acres: 1.96 Total Land Value: 16,905 Market: 0 Agricultural: 0 Common: 16,905 PRINTED 11/17/2025 BY SYS