

COMM 1650 FT N OF SE COR, RUN W
RUN N 330 FT, W 635 FT, S 330 FT
TO POB.

HALLBERG KRISTOPHER M/HALLBERG TABATHA M
300 NW RANCH CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-022



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	2,052	100
FOP	95	30
FOP	288	30
UOP	140	20
TOTALS	2,575	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,194	115.6320	129.51	284,145	2002	2002	0	0	0 23.00	77.00

1 SINGLE FAM

100% - 2004

Heated Area: 2052

HX Base Yr 2004

The floor plan shows a main rectangular area labeled 'BAS' (Basement) with a width of 23 and a height of 27. To the right of the BAS area is a large rectangular area labeled 'FOP' (Finished Open Porch) with a width of 24 and a height of 12. Above the BAS area is a smaller rectangular area labeled 'UOP' (Unfinished Open Porch) with a width of 14 and a height of 10. The UOP area is connected to the BAS area by a horizontal line with a width of 14. The FOP area is connected to the UOP area by a horizontal line with a width of 12. The overall footprint is defined by a series of lines with dimensions: 13, 14, 10, 14, 2.9, 4, 2.9, 24, 12, 24, 27, 41, 5, 19, 10, 5, 6, 5, 2, 4.2, 5, 4.2, 3, 23, 3, 14, 13.

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	204,631
FOP	95	30		28	2,792
FOP	288	30		86	8,576
UOP	140	20		28	2,792
TOTALS	2,575			2,194	218,792

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2005
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00	100	2014
3	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014
4	0280	POOL R/CON	0 100	38	18	684.00	UT	70.00	70.00	100	2022
5	0282	POOL ENCL	0 100	56	31	1,736.00	UT	15.00	15.00	100	2022
6	0030	BARN,MT	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2023

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.01	AC	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.99	AC	1.00

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
11,000.00	11,000.00	11,110									
11,000.00	11,000.00	43,890									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	218,792		
TOTAL MARKET OB/XF VALUE	75,250		
TOTAL LAND VALUE - MARKET	55,000		
TOTAL MARKET VALUE	349,042		
SOH/AGL Deduction	104,102		
ASSESSED VALUE	244,940		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	194,218		
TOTAL JUST VALUE	349,042		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	354,143		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041882	Roof Replacement	17,430	05/11/2021
041302	POOL ENCLOSER		02/10/2021
41020	POOL		12/15/2020
34817	ADDN SFR	249	01/10/2017
20353	SFR	260	01/24/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1067/1452	1/27/2005	WD	Q	V	06	100	
GRANTOR: JEFFREY HALLBERG & PE							
GRANTEE: KRISTOPHER M & TABA							
0976/0455	2/13/2003	WD	Q	V	01	100	
GRANTOR: JEFFREY HALLBERG & PE							
GRANTEE: KRISTOPHER & TABATH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W24 L2 U2 W4 D2 L2 UOP= N10 W14 S10 E14\$ W14 N10 W13 S14 W3 S23 E3 S13 E1 R3 D3 E5 U3 R3 E1 N2 E5 N6 FOP= E19 N5 W19 S5\$ N5 E41 N27\$ FOP= N12 W24 S12 E24\$.											