LOTS 7, 8 & 9 BLOCK 1 MARION
HEIGHTS S/D, EX ADD'L RD R/W
DESC ORB 969-2186.

A-1 BAIL BOND INC
P O BOX 2552
LAKE CITY, FL 32056-2552

2026

19-3S-17-05145-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

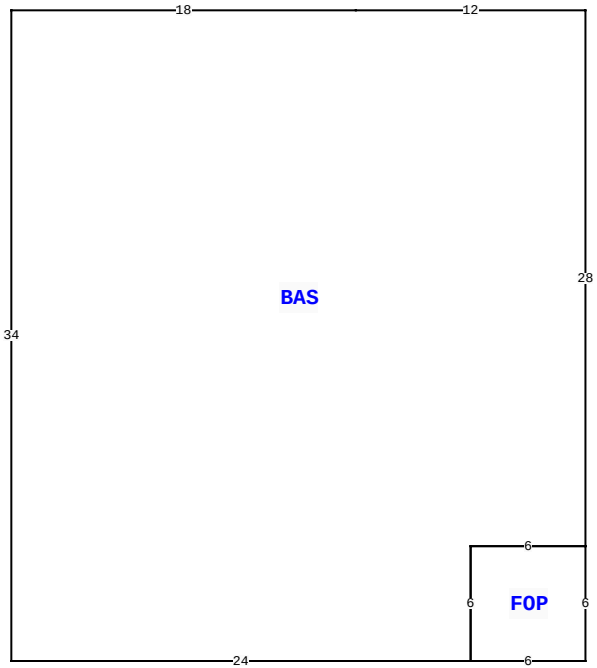
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	19317.040	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	984	100		984	26,760
FOP	36	30		11	299
TOTALS	1,020			995	27,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	995	73.5000	54.39	54,118	1950	1950	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 2021 Heated Area: 984 HX Base Yr



860 NW COUNTY ROAD 25A , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,224
TOTAL MARKET OB/XF VALUE	7,600
TOTAL LAND VALUE - MARKET	12,800
TOTAL MARKET VALUE	56,624
SOH/AGL Deduction	0
ASSESSED VALUE	56,624
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,624
TOTAL JUST VALUE	56,624
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,624

XFOB:4:1: MOBILE HOME HAS NO TAG OR RP'S
LAND:3:1: LOT 9 ADJ FOR CORNER LOT
LAND:2:1: LOT 8 OFFICE
LAND:1:1: LOT 7

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1414/2736	7/08/2020	WD	U	I	30	35,400
GRANTOR: DEAN HACKETT & ROBERT						
GRANTEE: A-1 BAIL BOND INC						
0857/2090	5/01/1998	WD	Q	I	03	13,500
GRANTOR: DEAN HACKETT						
GRANTEE: DEAN HACKETT & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S34 E24 FOP= E6 N6 W6 S6$ N6 E6 N28 W12$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	600	
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 7,600

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	1000	C	VACANT COMME	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
3	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	4,000.00	4,800.00	4,800							

REVIEW DATE 08/24/2015 BY DF Total Acres: 0.67 Total Land Value: 12,800 Market: 0 Agricultural: 0 Common: 12,800 PRINTED 11/19/2025 BY SYS

LOTS 7, 8 & 9 BLOCK 1 MARION HEIGHTS S/D, EX ADD'L RD R/W DESC ORB 969-2186.

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LAKE CITY, FL 32056-2552

2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

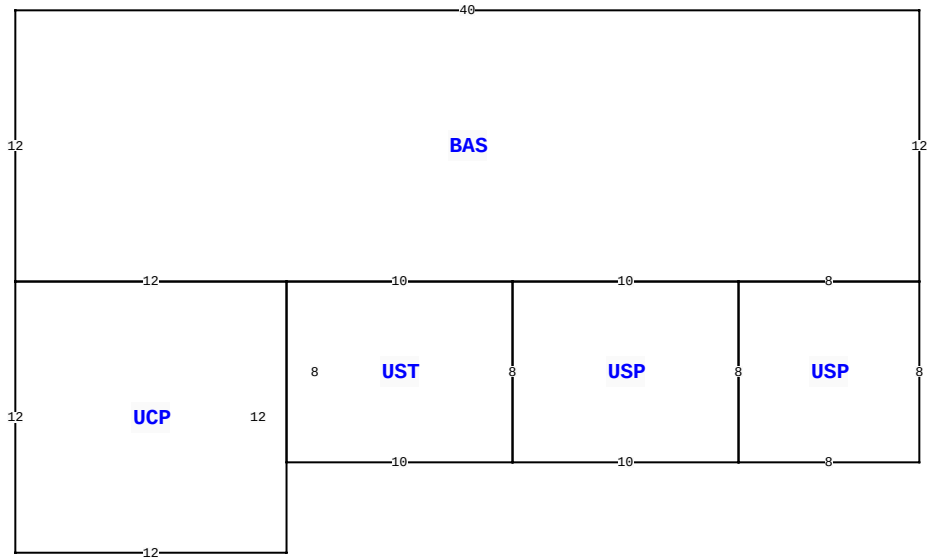
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	19317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	7,394
UCP	144	20		29	447
USP	64	35		22	339
USP	80	35		28	431
UST	80	45		36	554
TOTALS	848			595	9,165

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	595	64.1835	38.51	22,913	1975	1975	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 480 HX Base Yr



860 NW COUNTY ROAD 25A , LAKE CITY

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0857/2090	5/01/1998	WD	Q	I	03	13,500
GRANTOR: DEAN HACKETT						
GRANTEE: DEAN HACKETT & ROBE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 UCP= S12 E12 N12 W12$ E12 UST= S8E10 N8 W10$ E10 USP= S8 E10 N8 W10$ E10 USP= S8 E8 N8 W8$ E8N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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