LOT 1 APPLEWOOD S/D.
855-1048, 905-990-991, WD 993-1,

HAMMOND DARNELL I/TILLMAN CHRISTINE
123 SW MINNIE GLN
LAKE CITY, FL 32025

2026

20-4S-17-08605-101

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

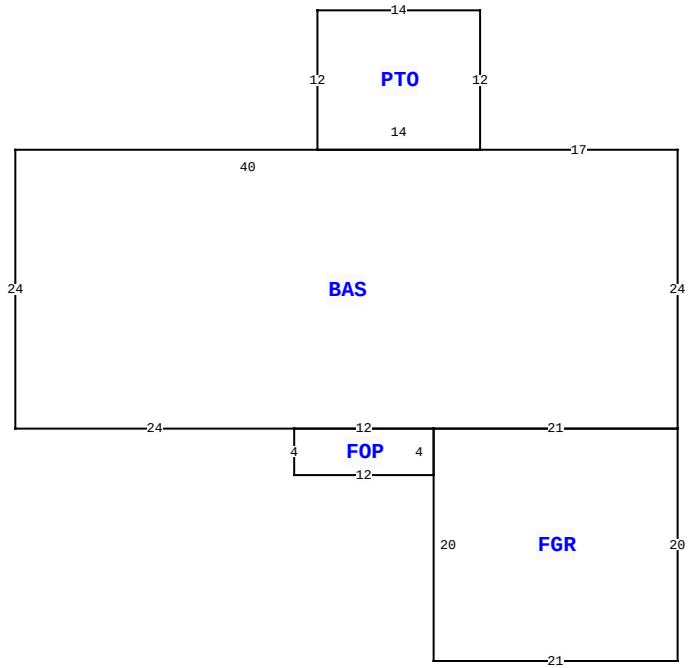
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	20417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	154,418
FGR	420	55		231	26,075
FOP	48	30		14	1,580
PTO	168	5		8	903
TOTALS	2,004			1,621	182,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,621	135.5200	151.78	246,035	2000	2000	0	0	0	25.63	74.37

1 SINGLE FAM 100% - 2005 Heated Area: 1368 HX Base Yr 2005



123 SW MINNIE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/15/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,976
TOTAL MARKET OB/XF VALUE		2,448
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		200,424
SOH/AGL Deduction		62,422
ASSESSED VALUE		138,002
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,280
TOTAL JUST VALUE		200,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046491	Roof Replacement	13,200	02/09/2023
16790	SFR	235	03/24/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1025/0472	8/31/2004	WD	Q	I		117,000
GRANTOR: VONDDERFECHT						
GRANTEE: HAMMOND & TILLMAN						
0993/0001	8/22/2003	WD	Q	I		91,000
GRANTOR: BRIAN KEPNER						
GRANTEE: TIMOTHY & CHARLENE						

BUILDING NOTES

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	909.00	UT	2.00	2.00	100	2000	2000	3	100	1,818	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	50	2000	2000	3	50	630	

BUILDING DIMENSIONS

BAS= W17 PTO= N12 W14 S12 E14$ W40 S24 E24 FOP= S4 E12 N4 W12$ E12 FGR= S20 E21 N20 W21$ E21 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,448

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/13/2023 BY JS Total Acres: 0.50 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/11/2025 BY SYS