

**MUDDIMAN DONALD A/MUDDIMAN JEAN E**  
**551 SW HAMMOCK HILL CIR**  
**LAKE CITY, FL 32024**

# 2026



| BUILDING CHARACTERISTICS |                  |                |                      |              |                                    |          |       |          |                | MARKET ADJUSTMENTS                          |         |             |             |                |                 |                |                    |                             |      | COLUMBIA COUNTY PROPERTY |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|--------------------------|------------------|----------------|----------------------|--------------|------------------------------------|----------|-------|----------|----------------|---------------------------------------------|---------|-------------|-------------|----------------|-----------------|----------------|--------------------|-----------------------------|------|--------------------------|-------|--------|--------------|-----------------------------------|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION             |                  |                |                      |              |                                    |          |       |          |                | VALUATION SUMMARY                           |         |             |             |                |                 |                |                    |                             |      | SALES DATA               |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| ELEMENT                  | CD               |                |                      |              |                                    |          |       |          |                | TYPE                                        | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB            | EYB                | ECON                        | FNCT |                          | NORM  | % COND |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall            | 32               | HARDIE BRD 100 |                      |              |                                    |          |       |          |                | 0201                                        | 02      | 2,428       | 134.4350    | 126.37         | 306,826         | 2015           | 2015               | 0                           | 0    | 0                        | 21.00 | 79.00  | VALUATION BY |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structure           | 03               | GABLE/HIP 100  |                      |              |                                    |          |       |          |                | 2 MANUF 1 100% - 2016                       |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              | Heated Area: 2280 HX Base Yr 2016 |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover               | 12               | MODULAR MT 100 |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              | Tax Group: 3 Tax Dist:            |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall            | 05               | DRYWALL 100    |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              | BUILDING MARKET VALUE 242,393     |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 14               | CARPET 90      |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              | TOTAL MARKET OB/XF VALUE 25,492   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floor           | 08               | SHT VINYL 10   |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              | TOTAL LAND VALUE - MARKET 27,000  |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition            | 03               | CENTRAL 100    |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              | TOTAL MARKET VALUE 294,885        |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type             | 04               | AIR DUCTED 100 |                      |              |                                    |          |       |          |                | SOH/AGL Deduction 174,665                   |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                 |                  | 3 100          |                      |              |                                    |          |       |          |                | ASSESSSED VALUE 120,220                     |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                |                  | 2 100          |                      |              |                                    |          |       |          |                | TOTAL EXEMPTION VALUE HX HB 50,722          |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                  | 1.               | 1. 100         |                      |              |                                    |          |       |          |                | BASE TAXABLE VALUE 69,498                   |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Architectual Units       | 01               | CONV 100       |                      |              |                                    |          |       |          |                | TOTAL JUST VALUE 294,885                    |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  | 0 100          |                      |              |                                    |          |       |          |                | NCON VALUE 0                                |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                | INCOME VALUE                                |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                | PREVIOUS YEAR MKT VALUE 304,089             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| Quality                  | 06               | 06             |                      |              |                                    |          |       |          |                | SALE:5:1: LOT 4 PINE OAK HAMMOCK            |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| DOR CODE                 | 0200             | MOBILE HOME    |                      |              |                                    |          |       |          |                | SALE:4:1: TERMINATION OF AGREEMENT FOR DEED |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| MAP NUM                  |                  | MKT AREA       |                      |              |                                    |          |       |          |                | SALE:3:1: LOT 4 PINE OAK HAMMOCK            |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC         | 22617.010        | 1.00/          |                      |              |                                    |          |       |          |                | SALE:2:1: IN LIEU OF FORECLOSURE            |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR                 | TOT ADJ AREA | SUBAREA MARKET VALUE               |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                      | 2,280            | 100            |                      | 2,280        | 227,618                            |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP                      | 144              | 40             |                      | 58           | 5,790                              |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| UOP                      | 360              | 25             |                      | 90           | 8,985                              |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                   | 2,784            |                |                      | 2,428        | 242,393                            |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES           |                  |                |                      |              | 551 SW HAMMOCK HILL CIR, LAKE CITY |          |       |          |                |                                             |         |             |             |                | BLD DATE        |                |                    |                             |      | LGL DATE                 |       |        |              |                                   | 03/25/2022 MLU |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                      | OB/IF CODE       | DESCRIPTION    | BLD CAP              | L            | W                                  | UNITS    | UT    | Adj R    | ADJ UNIT PRICE | ORIG COND                                   | YEAR ON | YEAR ACTUAL | Q           | % COND         | OB/IF MKT VALUE | NOTES          |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                        | 0031             | BARN, MT AE    | 0 100                | 28           | 55                                 | 1,540.00 | UT    | 9.00     | 9.00           | 100                                         | 2015    | 2015        | 3           | 100            | 13,860          |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                        | 0166             | CONC, PAVMT    | 0 100                | 0            | 0                                  | 2,316.00 | UT    | 2.00     | 2.00           | 100                                         | 2015    | 2015        | 3           | 100            | 4,632           |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                        | 9945             | Well/Sept      | 0 100                | 0            | 0                                  | 1.00     | UT    | 7,000.00 | 7,000.00       | 100                                         |         |             | 3           | 100            | 7,000           |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION         |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                | TOTAL OB/XF 25,492 |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                      | USE CODE         | CLS            | LAND USE DESCRIPTION | CAP          | R D                                | LOC ZONE | FRONT | DEPTH    | TOT LND UTS    | UNIT TYPE                                   | D T     | DPH FACT    | % COND      | TOT ADJ        | UNIT PRICE      | ADJ UNIT PRICE | LAND VALUE         | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY                  | DECL  | FRZ    | YR           | CONSRV                            |                |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                        | 0200             | C              | MBL HM               | 100          |                                    | RSF/MH   | 0.00  | 0.00     | 1.00           | LT                                          |         | 1.00        | 1.00        | 1.00           | 27,000.00       | 27,000.00      | 27,000             |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |
|                          |                  |                |                      |              |                                    |          |       |          |                |                                             |         |             |             |                |                 |                |                    |                             |      |                          |       |        |              |                                   |                |  |  |  |  |  |  |  |  |  |  |  |  |