

LOT 5 PINE OAK HAMMOCK S/D.
731-036, 851-1823, WD 1110-2128,

MATTHEWS CHARLES A JR/MATTHEWS DIANNE E
455 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2026

21-6S-17-09736-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0200 MOBILE HOME			
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC		22617.010		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	45,924
UOP	96	25		24	656
UOP	104	25		26	711
UOP	210	25		52	1,422

TOTALS		2, 090			1, 782	48, 713	
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0294	SHED WOOD/	0	100	12	16	
2	0070	CARPORT UF	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	
4	0263	PRCH, USP	0	100	0	0	
5	0031	BARN, MT AE	0	100	0	0	

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	113.9000	68.34	121,782	1990	1990	0	0	0	60.00	40.00
1 MOBILE HME 100% - 0 Heated Area: 1680 HX Base Yr												

455 SW HAMMOCK HILL CIR, LAKE CITY											
TOTAL OB/XF 12,044											

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1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT	

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				48,713			
TOTAL MARKET OB/XF VALUE				12,044			
TOTAL LAND VALUE - MARKET				27,000			
TOTAL MARKET VALUE				87,757			
SOH/AGL Deduction				36,729			
ASSESSED VALUE				51,028			
TOTAL EXEMPTION VALUE				HX HB DX		31,028	
BASE TAXABLE VALUE				20,000			
TOTAL JUST VALUE				87,757			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				87,757			
XFOB:1:1: SPECTRUM/FUQUA MH							