LOT 6 PINE OAK HAMMOCK S/D.

731-038, 851-1823, 852-1220, WD

BURNS ROBERT
453 SE HAMMOCK HILL CIR
LAKE CITY, FL 32024

2026

22-6S-17-09736-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

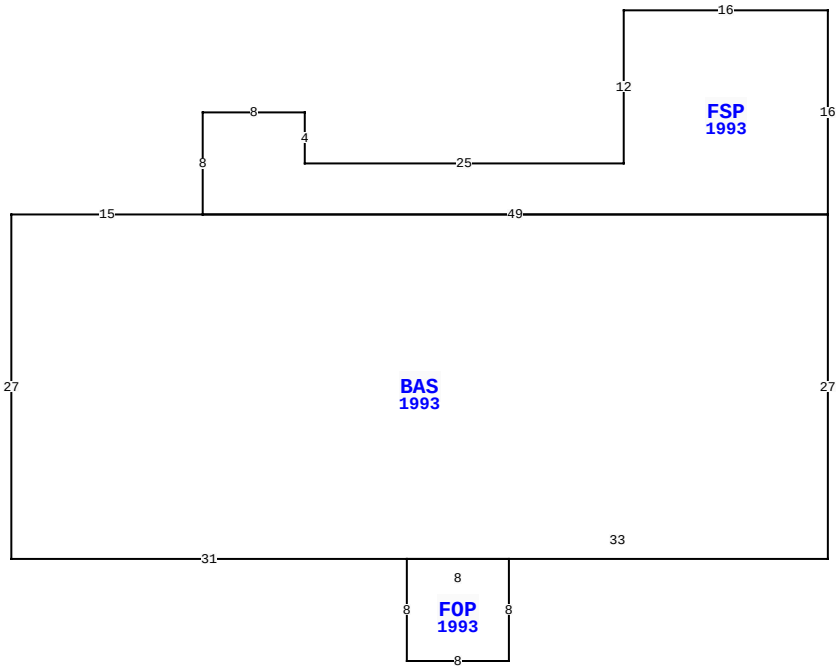
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22617.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100	1993	1,728	92,740
FOP	64	35	1993	22	1,181
FSP	420	40	1993	168	9,016
TOTALS	2,212			1,918	102,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,918	119.0000	97.58	187,158	1990	2005	0	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 1728 HX Base Yr



453 SW HAMMOCK HILL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	102,937
TOTAL MARKET OB/XF VALUE	8,800
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	138,737
SOH/AGL Deduction	0
ASSESSED VALUE	138,737
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,737
TOTAL JUST VALUE	138,737
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1519/2549	7/23/2024	WD	Q	I	01	186,000
GRANTOR: HUDSON LEON						
GRANTEE: BURNS ROBERT						
1431/1177	2/26/2021	WD	Q	I	01	145,900
GRANTOR: SMITH DELBERT W &						
GRANTEE: HUDSON LEON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 S27 E31 FOP=[YR=1993] S8 E8 N8 W8$ E33 N27
FSP=[YR=1993] N16 W16 S12 W25 N4 W8 S8 E49$ W49$.

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	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	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 8,800

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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 01/15/2025 BY TP Total Acres: 4.50 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/19/2025 BY SYS