LOT 9 COUNTRY ACRES S/D.
411-364, 945-1339, PB 1472-167,

HENCK WALTER L/HENCK MARSHANNA L
226 SW BURNETT LN
LAKE CITY, FL 32024

2026

25-4S-16-03122-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

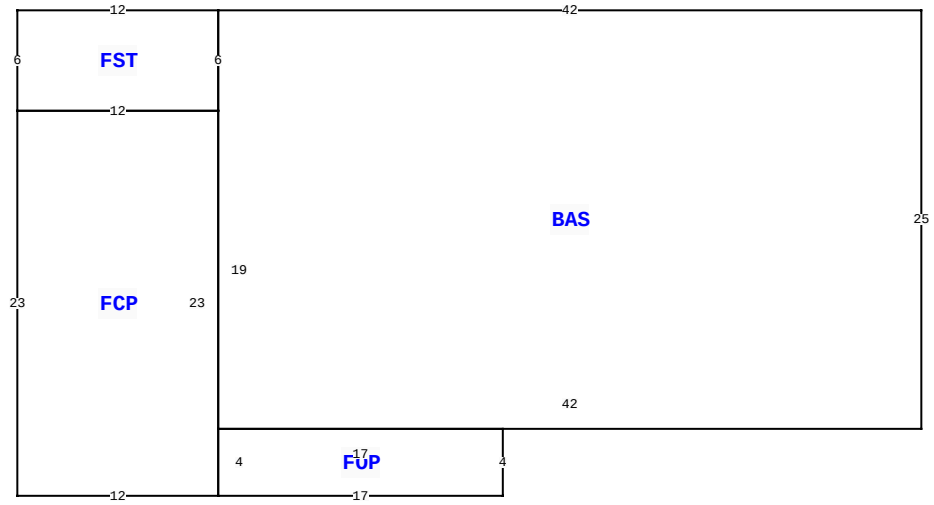
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	88,882
FCP	276	25		69	5,841
FOP	68	30		20	1,693
FST	72	55		40	3,386
TOTALS	1,466			1,179	99,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	116.2800	130.23	153,541	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1050 HX Base Yr 2003



226 SW BURNETT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		99,802
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		135,302
SOH/AGL Deduction		58,719
ASSESSED VALUE		76,583
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		25,861
TOTAL JUST VALUE		135,302
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047134	Roof Replacement	9,900	05/04/2023
000044326	Storage Building	14,000	05/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0945/1339	1/25/2002	WD	U	I	08	35,000

GRANTOR: ANABELLE BURNHAM FNA

GRANTEE: WALTER L HENCK & MA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W12 S6 E12 N6$S6 FCP= W12 S23 E12 N23$ S19 FOP= S4 E17 N4 W17$ E42 N25$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	75	1993	1993	3	75	900	
3	0030	BARN,MT	0	100	0	0	1.00	UT	12,000.00	12,000.00	100	2023	2022		100	12,000	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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		00	100.00	424.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.97 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/19/2025 BY SYS