LOT 12 HICKORY COVE.
WD 1157-149, QC 1275-406,
QC 1421-1775, WD 1421-1776

STEBBINS LEANNA BROOKE
117 SW PINNACLE GLN
LAKE CITY, FL 32024

2026

25-4S-16-03124-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07

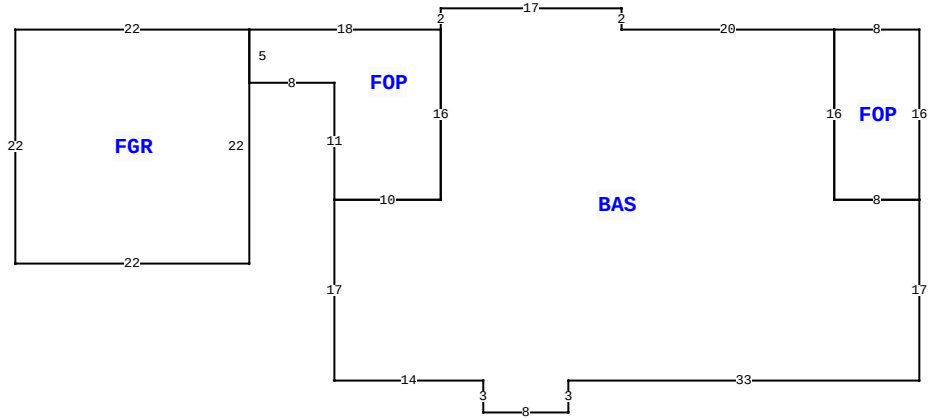
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,585	100		1,585	208,973
FGR	484	55		266	35,070
FOP	128	30		38	5,010
FOP	200	30		60	7,911
TOTALS	2,397			1,949	256,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,949	125.2350	140.26	273,367	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1585 HX Base Yr 2021



118 SW ASHEVILLE WAY, 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		256,965
TOTAL MARKET OB/XF VALUE		1,148
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		276,613
SOH/AGL Deduction		34,488
ASSESSED VALUE		242,125
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		191,403
TOTAL JUST VALUE		276,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39280	SFR	0	02/11/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1776	10/07/2020	WD	Q	I	01	238,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: LEANNA BROOKE STEBB						
1421/1775	10/02/2020	QC	U	I	11	22,500
GRANTOR: MATTHEW D & CARRIE C						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N2 W17 S2 FOP= W18 FGR= W22 S22 E22 N22$ S5 E8 S11 E10 N16$ S16 W10 S17 E14 S3 E8 N3 E33 N17 FOP= N16 W8 S16 E8$ W8 N16$.

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	510.00	UT	2.25	2.25	100	2020	2020	3	100	1,148	

LAND DESCRIPTION

TOTAL OB/XF 1,148

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	18,500.00	18,500.00	18,500							

REVIEW DATE 08/05/2020 BY HC Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS