

AKA LOT 15 HAWKS RIDGE ACRES UNR
OF SW1/4 OF SW1/4, RUN E 654.04
704.20 FT, W 654.06 FT, N 2 DEG

SMITH SHAUN/DUGGAN HEATHER
853 SE JULIA TER
LAKE CITY, FL 32024

2026

26-6S-17-09859-815



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100

Quality	07	07
DOR CODE	0100SINGLE FAMILY	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35617.020 1.00/	

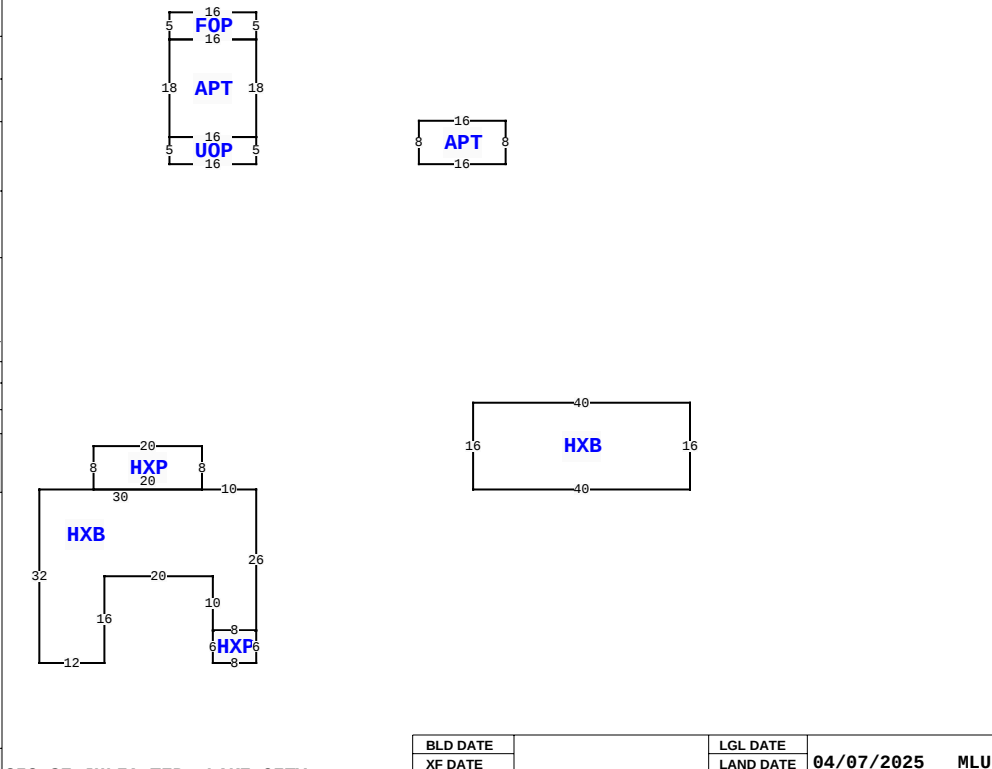
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	128	100		128	17,958
APT	288	100		288	40,407
FOP	80	30		24	3,368
HXB	640	100		640	89,792
HXB	912	100		912	127,953
HXP	48	30		14	1,964
HXP	160	30		48	6,734
UOP	80	20		16	2,245

TOTALS	2,336			2,070	290,420
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0296	SHED METAL	0	100	11	24		264.00	UT 9.00
2	0296	SHED METAL	0	100	12	24		288.00	UT 9.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.56

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,070	134.6984	150.86	312,280	2018	2018	0	0	0	7.00	93.00	
1 SINGLE FAM				100% - 2024	Heated Area: 1968				HX Base Yr 2024				



853 SE JULIA TER, LAKE CITY				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	
				04/07/2025			MLU

TOTAL OB/XF													
4,968													

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
BUILDING MARKET VALUE		Tax Dist:	
TOTAL MARKET OB/XF VALUE		290,420	
TOTAL LAND VALUE - MARKET		4,968	
TOTAL MARKET VALUE		36,960	
SOH/AGL Deduction		93,236	
ASSESSED VALUE		239,112	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		188,390	
TOTAL JUST VALUE		332,348	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		335,471	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38523	ADDN SFR	0	08/26/2019
36622	SFR	724	04/24/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1475/1997	9/01/2022	WD	Q	I	01	350,000
GRANTOR: WILLIAMS RICHARD LEE						
GRANTEE: SMITH SHAUN						
1412/0332	5/22/2020	WD	Q	I	01	252,000
GRANTOR: NANSEA CAROLE MARKHAM						
GRANTEE: RICHARD LEE & MADIS						

BUILDING NOTES									
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BUILDING DIMENSIONS									
HXB= W10 HXP= N8 W20 S8 E20\$ W30 S32 E12 N16 E20 S10 HXP= S6 E8 N6 W8\$ E8 N26\$ PTR= E40 HXB= E40 N16 W40 S16\$ W40\$ PTR= N60 UOP= N5 APT= N18 FOP= N5 W16 S5 E16\$ W16 S18 E16\$ W16 S5 E16\$ S60\$ PTR= N60 E30 APT= E16 N8 W16 S8\$ S60 W30\$.									