

HICKS THOMAS E JR REVOCABLE TRUST
2922 SW COUNTY ROAD 349
LAKE CITY, FL 32024

27-5S-17-09406-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	VALUATION BY	STANDARD													
Exterior Wall	07	ASB SHNGLE 100	0600	01	1,270	43.8000	32.85	41,720	1948	1948	0	0	50	40.00	20.00	Tax Group: 3	Tax Dist:												
Roof Structur	03	GABLE/HIP 100	1 SFR RENTAL 0% - 0										Heated Area: 1152					HX Base Yr											
Roof Cover	12	MODULAR MT 100											BUILDING MARKET VALUE					8,344											
Interior Wall	02	WALL BD/WD 100											TOTAL MARKET OB/XF VALUE					250											
Interior Floo	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET					102,000											
Air Condition	02	WINDOW 100											TOTAL MARKET VALUE					19,454											
Heating Type	02	CONVECTION 100											SOH/AGL Deduction					1,401											
Bedrooms	3	100	ASSESSED VALUE					18,053																					
Bathrooms	1	100	TOTAL EXEMPTION VALUE					0																					
Frame	01	NONE 100	BASE TAXABLE VALUE					18,053																					
Stories	1.	1. 100	TOTAL JUST VALUE					110,594																					
Architectual	05	CONV 100	INCOME VALUE					0																					
Units	0	100	PREVIOUS YEAR MKT VALUE					110,594																					
Condition Adj	01	01 100																											
Kitchen Adjus	01	01 100																											
Quality		01	01																										
DOR CODE		5000 IMPROVED AG																											
MAP NUM												MKT AREA		02															
NEIGHBORHOOD/LOC		27517.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,152	100		1,152	7,569																								
UCP	150	20		30	197																								
UOP	112	20		22	145																								
UOP	140	20		28	184																								
UST	84	45		38	250																								
TOTALS		1,638			1,270	8,344																							
EXTRA FEATURES					11660 S US HIGHWAY 441 , LAKE CITY										BLD DATE					LGL DATE									
															XF DATE					LAND DATE									
															INC DATE					AG DATE									
L N	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	0294	SHED WOOD/	0	0	11	15	1.00	UT	0.00	0.00	100	0	0	3	100	200													
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	50													
LAND DESCRIPTION										TOTAL OB/XF										250									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	24.50	AC		1.00	1.00	1.00	280.00	280.00	6,860												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	24.50	AC		1.00	1.00	1.00	4,000.00	4,000.00	98,000												
REVIEW DATE		08/22/2017		BY	DF	Total Acres: 25.50		Total Land Value: 10,860				Market: 98,000				Agricultural: 6,860				Common: 4,000				PRINTED 11/20/2025 BY SYS					