BEG SW COR OF NW1/4 OF NW1/4
RUN E 351.70 FT, NW 532.54 FT,
W APPROX 280 FT TO W LINE OF

HUESMAN JILL D
270 SW KYLE WAY
LAKE CITY, FL 32025

2026

27-5S-17-09411-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

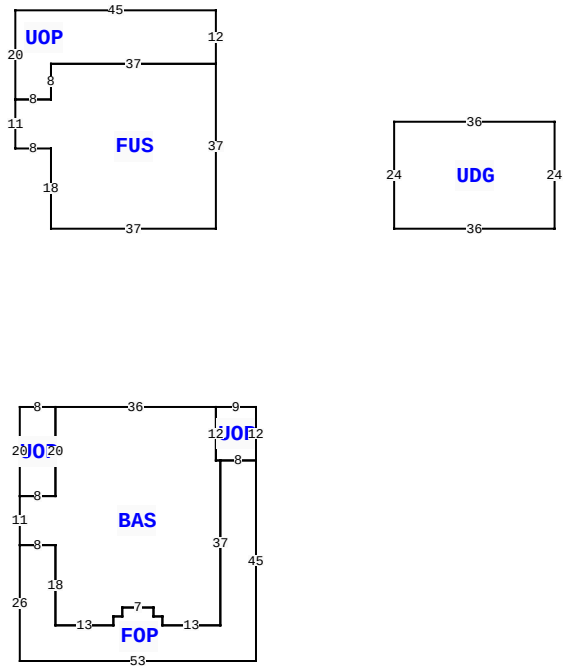
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,853	100		1,853	161,047
FOP	900	30		270	23,466
FUS	1,457	100		1,457	126,630
UDG	864	55		475	41,283
UOP	108	20		22	1,912
UOP	160	20		32	2,781
UOP	604	20		121	10,516
TOTALS	5,946			4,230	367,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,230	119.3808	133.71	565,593	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 3310 HX Base Yr 1997



270 SW KYLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/23/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		367,635
TOTAL MARKET OB/XF VALUE		3,857
TOTAL LAND VALUE - MARKET		15,160
TOTAL MARKET VALUE		376,273
SOH/AGL Deduction		121,239
ASSESSED VALUE		255,034
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,312
TOTAL JUST VALUE		386,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1620	9/10/2014	QC	U	I	11	100
GRANTOR: KEVIN R HUESMAN						
GRANTEE: JILL HUESMAN						
0818/1856	2/23/1996	WD	U	I	35	160,000
GRANTOR: LAWRENCE & PATTI HATF						
GRANTEE: KEVIN & JILL HUESMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UOP= W8 S20 E8 N20$S20 W8 S11FOP= S26 E53 N45 W8S37 W13 N2 W2 N2 W7 S2 W2 S2 W13 N18 W8$ E8 S18 E13 N2 E2 N2 E7 S2 E2 S2 E13 N37 UOP= E8 N12 W9 S12 E1$ W1 N12$ PTR=N40 FUS= N37 UOP= N12 W45 S20 E8 N8 E37$ W37 S8 W8 S11 E8 S18 E37$ PTR= E40 UDG= E36 N24 W36 S24$ W40$ S40$.

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	612.00	UT	1.40	1.40	100	0	0	3	100	857	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,857

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		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	2.79	AC		1.00	1.00	1.00	280.00	280.00	781							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.79	AC		1.00	1.00	1.00	4,000.00	4,000.00	11,160							

REVIEW DATE 08/21/2017 BY DF Total Acres: 3.79 Total Land Value: 4,781 Market: 11,160 Agricultural: 781 Common: 4,000 PRINTED 11/19/2025 BY SYS