COMM NW COR OF SEC 27, RUN E
134 FT TO E R/W OF A 60-FT
EASEMENT FOR POB, RUN N 15 DEG

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

2026

27-5S-17-09411-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

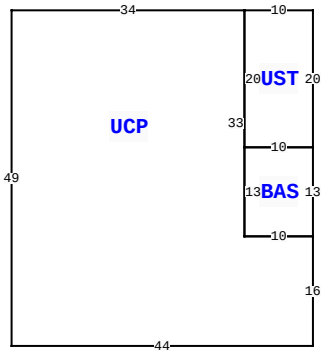
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	27517.00	1.00/

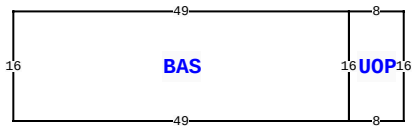
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	11,055
BAS	784	100		784	66,666
UCP	1,826	20		365	31,037
UOP	128	20		26	2,211
UST	200	45		90	7,653
TOTALS	3,068			1,395	118,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,395	116.8000	130.82	182,494	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 914 HX Base Yr





173 SW KYLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	118,621
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	97,440
TOTAL MARKET VALUE	130,262
SOH/AGL Deduction	0
ASSESSED VALUE	130,262
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,262
TOTAL JUST VALUE	217,161
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	217,161

LAND:1:1: JOINS 9329-002 24.65 TOTAL AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31105	MAINT/ALTR	35	06/03/2013
8655	CONDIMIUM	22,000	07/27/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1622	9/10/2014	QC	U	I	11	100
GRANTOR: KEVIN R HUESMAN						
GRANTEE: JILL HUESMAN						
0774/2104	5/15/1993	WD	Q	V		55,300
GRANTOR: CLINTON DICKS						
GRANTEE: KEVIN HUESMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S16 E49 UOP= E8 N16W8 S16$ N16$ PTR= N30 UCP= N16
BAS= N13 UST= N20 W10 S20 E10$ W10 S13 E10$ W10 N33 W34 S49
E44$ S30$.

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	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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	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	23.36	AC		1.00	1.00	1.00	280.00	280.00	6,541							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	23.36	AC		1.00	1.00	1.00	4,000.00	4,000.00	93,440							

REVIEW DATE 08/21/2017 BY DF Total Acres: 24.36 Total Land Value: 10,541 Market: 93,440 Agricultural: 6,541 Common: 4,000 PRINTED 11/19/2025 BY SYS