LOT 14 BLOCK B RANCHETTES S/D UN OF NE1/4 OF NE1/4.

UNDERHILL RICHARD W
239 NW BATTLE HILL LN
LAKE CITY, FL 32055

2026

28-3S-16-02364-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

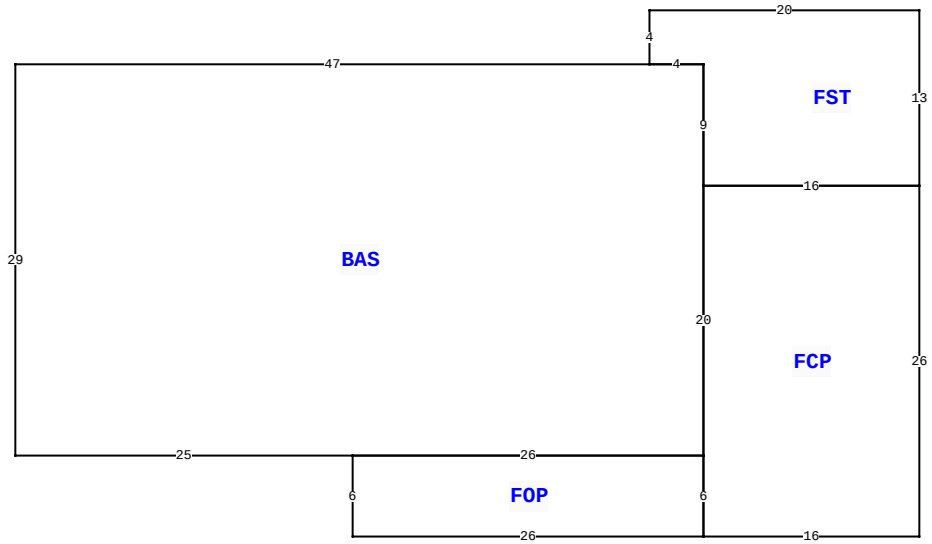
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,479	100		1,479	122,928
FCP	416	25		104	8,644
FOP	156	30		47	3,907
FST	224	55		123	10,223
TOTALS	2,275			1,753	145,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	114.1700	127.87	224,156	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1479 HX Base Yr 2014



239 NW BATTLE HILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,701
TOTAL MARKET OB/XF VALUE		3,058
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		193,759
SOH/AGL Deduction		78,904
ASSESSED VALUE		114,855
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		64,133
TOTAL JUST VALUE		193,759
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1262/2093	9/26/2013	WD	U	I	11	100
GRANTOR: ISABELL C UNDERHILL (						
GRANTEE: RICHARD W UNDERHILL						
1258/1112	7/16/2013	QC	U	I	11	100
GRANTOR: ISABELL UNDERHILL						
GRANTEE: ISABELL UNDERHILL &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 S29 E25 FOP= S6 E26 N6 W26$ E26 FCP= S6 E16 N26 W16 S20$ N20 FST= E16 N13 W20 S4 E4 S9 $ N9 W4$.

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	0296	SHED METAL	0	100	24	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,008	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0296	SHED METAL	0	100	10	20	200.00	UT	5.00	5.00	70	1993	1993	3	70	700	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	50	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 3,058

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/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/10/2025 BY SYS