SW1/4 OF SW1/4 OF NW1/4.
850-1291, 910-2444, 911-1829, WD

HOFFMAN RICHARD NEIL/HOFFMAN MICHELLE
160 SW LYNNDALE GLN
LAKE CITY, FL 32024

2026

28-4S-16-03234-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07

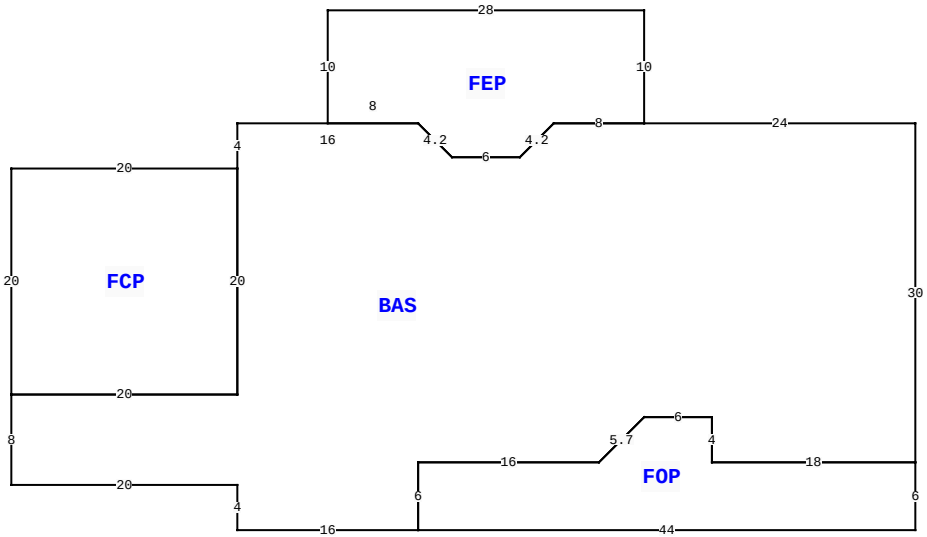
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	28416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100		1,997	190,450
FCP	400	25		100	9,537
FEP	307	80		246	23,461
FOP	296	30		89	8,488
TOTALS	3,000			2,432	231,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,432	121.6413	136.24	331,336	2001	2001	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2007 Heated Area: 1997 HX Base Yr 2007



160 SW LYNNDALE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,935
TOTAL MARKET OB/XF VALUE		20,540
TOTAL LAND VALUE - MARKET		90,090
TOTAL MARKET VALUE		342,565
SOH/AGL Deduction		87,805
ASSESSED VALUE		254,760
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,038
TOTAL JUST VALUE		342,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046019	Roof Replacement	16,880	12/01/2022
17943	SFR	409	02/14/2001
13720	PUMP/UTPOL	30	03/04/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/1382	2/24/2006	WD	Q	I		320,000
GRANTOR: MARK AND LYNN JARRRAR						
GRANTEE: RICHARD AND MICHELL						
0911/1829	10/02/2000	WD	Q	V		45,000
GRANTOR: RALPH & CAROLYN NORRI						
GRANTEE: MARK & LYNN JARRARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FEP= N10 W28 S10 E8 D3 R3 E6 R3 U3 E8$ W8 D3 L3 W6 L3 U3 W16 S4 FCP= W20 S20 E20 N20$ S20 W20 S8 E20 S4 E16 FOP= E44 N6 W18 N4 W6 L4 D4 W16 S6$ N6 E16 U4 R4 E6 S4 E18 N30$.

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	0210	GARAGE U	0	100	22	40	880.00	UT	18.00	18.00	100	2007	2007	3	100	15,840	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,900	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	200	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 20,540

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	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							

REVIEW DATE 07/15/2019 BY BC Total Acres: 10.01 Total Land Value: 90,090 Market: 0 Agricultural: 0 Common: 90,090 PRINTED 11/18/2025 BY SYS