COMM E R/W OF US-41, 294 FT E
OF NW COR OF S1/2 OF NE1/4 OF
SE1/4, RUN E 782.50 FT FOR

NORTH JANE
266 SE HILLCREST LANE
LAKE CITY, FL 32025

2026

28-4S-17-08794-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

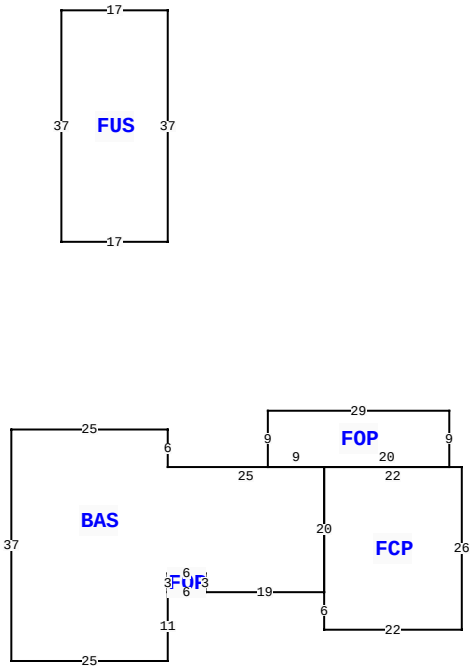
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100		1,407	115,179
FCP	572	25		143	11,706
FOP	18	30		5	410
FOP	261	30		78	6,385
FUS	629	100		629	51,490
TOTALS	2,887			2,262	185,169

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,262	112.4424	125.94	284,876	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2036 HX Base Yr



266 SE HILLCREST LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,169
TOTAL MARKET OB/XF VALUE		3,494
TOTAL LAND VALUE - MARKET		33,900
TOTAL MARKET VALUE		222,563
SOH/AGL Deduction		96,551
ASSESSED VALUE		126,012
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,290
TOTAL JUST VALUE		222,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,563

PRMT:1:1: VINYL SIDING

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11714	REMODEL	65	10/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S37 E25 N11 FOP= E6N3 W6 S3$ N3 E6 S3 E19 FCP= S6 E22 N26 W22 S20 $ N20 FOP= E20 N9 W29 S9 E9 $ W25 N6$ PTR=N30 FUS= N37 W17 S37 E17$ 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	0040	BARN,POLE	0	100	40	32	1,280.00	UT	1.75	1.75	100	0	0	3	100	2,240	
2	0166	CONC,PAVMT	0	100	32	40	1,280.00	UT	0.98	0.98	100	0	0	3	100	1,254	

LAND DESCRIPTION

TOTAL OB/XF 3,494

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	3.39	AC		1.00	1.00	1.00	10,000.00	10,000.00	33,900							

REVIEW DATE 06/26/2017 BY DF Total Acres: 3.39 Total Land Value: 33,900 Market: 0 Agricultural: 0 Common: 33,900 PRINTED 11/19/2025 BY SYS