COMM SE COR OF SW1/4 OF SW1/4, N
C/L US-90, SAID PT BEING ON A CU
CURVE 354.59 FT, NE 82 DEG STILL

HOOPER CLEVELAND F III/HOOPER KATHERINE M
6277 W US HWY 90
LAKE CITY, FL 32055

2026

29-3S-16-02382-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

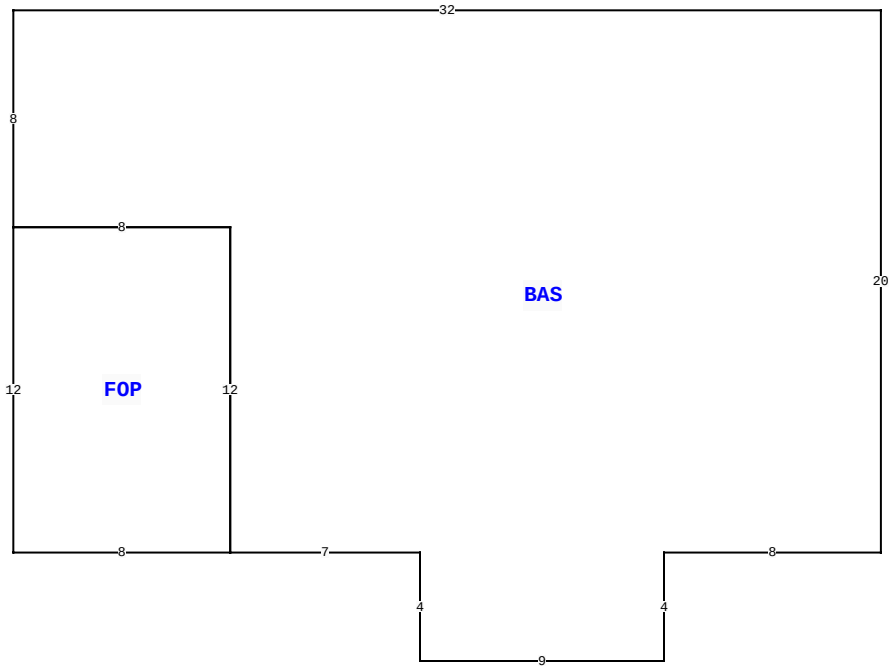
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100		580	9,122
FOP	96	30		29	456
TOTALS	676			609	9,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	609	70.2144	78.64	47,892	1935	1950	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 580 HX Base Yr



6277 W US HIGHWAY 90 , 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	67,708
TOTAL MARKET OB/XF VALUE	4,950
TOTAL LAND VALUE - MARKET	443,400
TOTAL MARKET VALUE	231,362
SOH/AGL Deduction	26,865
ASSESSED VALUE	204,497
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,497
TOTAL JUST VALUE	516,058
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	516,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051740	Electrical Servic	0	12/09/2024
82622	POOL	135	08/26/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/1155	9/16/2016	WD	Q	I	01	450,000
GRANTOR: DONNA & RICHARD MCADA						
GRANTEE: CLEVELAND F III & K						
1322/1153	9/16/2016	QC	U	I	11	100
GRANTOR: DONNA & RICHARD MCADA						
GRANTEE: DONNA & RICHARD MCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S8 FOP= S12 E8 N12W8$ E8 S12 E7 S4 E9 N4 E8 N20$.

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	0020	BARN,FR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0190	FPLC PF	0	0	0	0	4.00	UT	1,200.00	1,200.00	100	0	0	3	100	4,800	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,950

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	9.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	135,000							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							
3	5500	A	TIMBER 2	0		A-1	0.00	0.00	19.56	AC		1.00	1.00	1.00	445.00	445.00	8,704							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.56	AC		1.00	1.00	1.00	15,000.00	15,000.00	293,400							

REVIEW DATE 03/06/2025 BY TW Total Acres: 29.56 Total Land Value: 158,704 Market: 293,400 Agricultural: 8,704 Common: 150,000 PRINTED 11/18/2025 BY SYS

COMM SE COR OF SW1/4 OF SW1/4, N
C/L US-90, SAID PT BEING ON A CU
CURVE 354.59 FT, NE 82 DEG STILL

HOOPER CLEVELAND F III/HOOPER KATHERINE M
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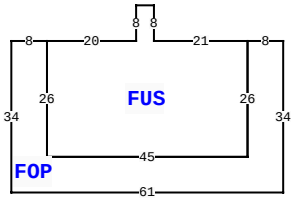
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.00	1.00/

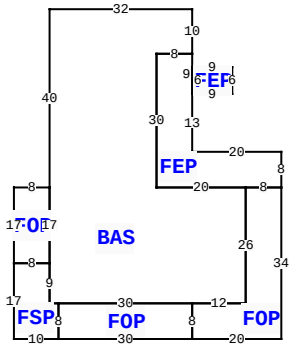
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100		2,184	29,497
FEP	54	80		43	581
FEP	400	80		320	4,322
FOP	136	30		41	554
FOP	240	30		72	972
FOP	368	30		110	1,486
FOP	904	30		271	3,660
FSP	152	40		61	824
FUS	1,202	100		1,202	16,234
TOTALS	5,640			4,304	58,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	4,304	60.2952	67.53	290,649	1949	1955	0	0	60	35.00	20.00

2 SINGLE FAM 0% - 0 Heated Area: 3386 HX Base Yr





6277 W US HIGHWAY 90 , LAKE CITY

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: CLEVELAND F III & K						
1322/1153	9/16/2016	QC	U	I	11	100
GRANTOR: DONNA & RICHARD MCADA						
GRANTEE: DONNA & RICHARD MCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S40 FOP= W8 S17 E8N17$ S17 FSP= W8 S17 E10 N8 W2 N9$ S9 E2 FOP= S8 E30 N8 W30$ E30 FOP= S8E20N34W8 S26 W12$E12N26FEP= E8 N8 W20 N13 FEP= E9 N6 W9 S6$ N9 W8 S30 E20$ W20 N30 E8 N10$ PTR=N30 FOP= N34 W8 FUS= W21 N8 W4 S8 W20 S26 E45 N26$ S26 W45 N26 W8 S34 E61$ 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 03/06/2025 BY TW Total Acres: 29.56 Total Land Value: 158,704 Market: 293,400 Agricultural: 8,704 Common: 150,000 PRINTED 11/18/2025 BY SYS