

COMM NW COR OF NW1/4 OF SW1/4,  
 RUN N 149.54 FT, E 648.98 FT,  
 S 362.24 FT FOR POB, RUN W

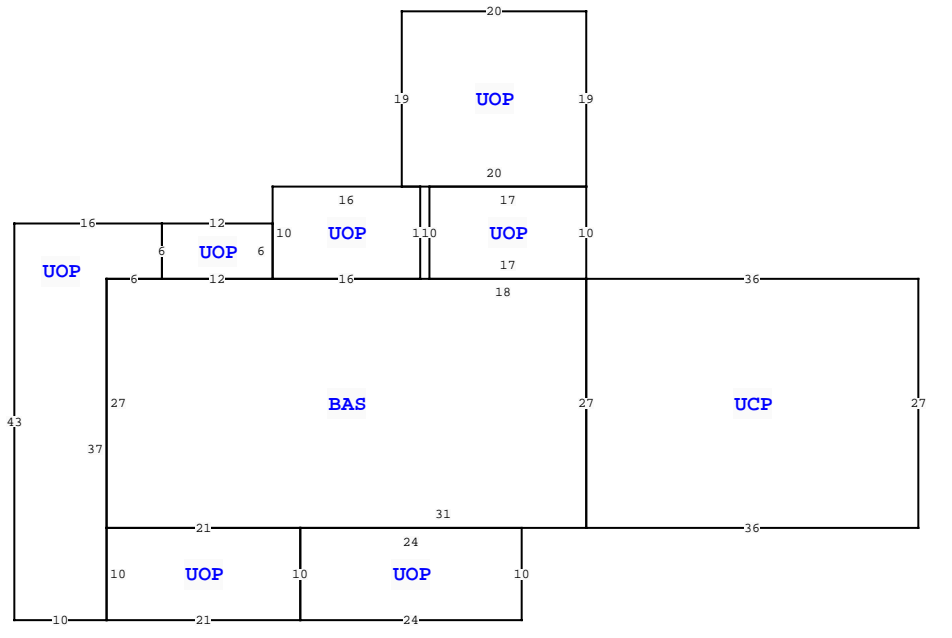
HANSEN DREW T  
 395 NW RODEO CT  
 LAKE CITY, FL 32055

**2025**

29-3S-16-02383-104  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architctual	01	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	01
NEIGHBORHOOD/LOC	29316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
UCP	972	20	
UOP	72	25	
UOP	160	25	
UOP	170	25	
UOP	210	25	
UOP	240	25	
UOP	380	25	
UOP	466	25	
TOTALS	4,074		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,021	106.8000	64.08	129,506	1986	2000	0	0	60.00	40.00
1 MOBILE HME - 100% - 2005 Heated Area: 1404 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			51,802
TOTAL MARKET OB/XF VALUE			13,840
TOTAL LAND VALUE - MARKET			90,090
TOTAL MARKET VALUE			77,207
SOH/AGL Deduction			16,543
ASSESSED VALUE			60,664
TOTAL EXEMPTION VALUE	HX HB		35,664
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			155,732
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			127,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/2563	6/02/2011	WD	U	I	11	100
GRANTOR: DREW T & KAREN L HANS						
GRANTEE: DREW T & KAREN HANS						
0975/2591	2/24/2003	WD	Q	I		100,000
GRANTOR: RONALD & BONNIE BUCHN						
GRANTEE: DREW & KAREN HANSEN						

EXTRA FEATURES																
L N	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	10	12	UT		7.00	100	2006	2006	3	100	840	
2	0040	BARN, POLE	0	100	0	0	UT		0.00	100	2006	2006	3	100	1,200	
3	0081	DECKING WI	0	100	0	0	UT		0.00	100	2018	2018	3	100	2,000	
4	0296	SHED METAL	0	100	0	0	UT		0.00	100	2018	2018	3	100	1,000	
5	9945	Well/Sept	0	100	0	0	UT		7,000.00	100			3	100	7,000	
6	0169	FENCE/WOOD	0	100	0	0	UT		1,800.00	100	2023	2022		100	1,800	
TOTALS															13,840	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,090							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	275.00	275.00	2,475							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							