BEG NE COR OF SW1/4 OF SW1/4, RU
W 420 FT, N 1045 FT, E 420 FT TO

HICKS THOMAS E. JR. REVOCABLE TRUST
2922 SW COUNTY ROAD 349
LAKE CITY, FL 32024

2026

29-5S-17-09439-001

BUILDING CHARACTERISTICS

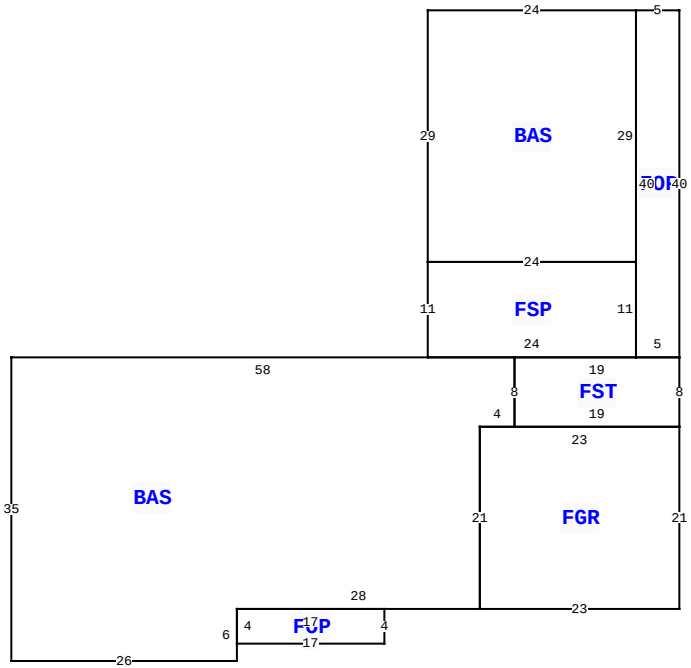
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	29517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	57,396
BAS	1,754	100		1,754	144,645
FGR	483	55		266	21,936
FOP	68	30		20	1,649
FOP	200	30		60	4,948
FSP	264	40		106	8,741
FST	152	55		84	6,927
TOTALS	3,617			2,986	246,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,986	113.2800	126.87	378,834	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2450 HX Base Yr



2922 SW COUNTY ROAD 349 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,242
TOTAL MARKET OB/XF VALUE		2,800
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		262,547
SOH/AGL Deduction		137,065
ASSESSED VALUE		125,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,760
TOTAL JUST VALUE		344,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,042

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042997	Roof Replacement	19,100	10/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1398/0513	11/05/2019	WD	U	I	11	100

GRANTOR: THOMAS E HICKS JR

GRANTEE: THOMAS E HICKS JR T

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N40 W5 BAS= W24 S29 E24N29$ S40 FSP= W24 N11 E24 S11$ E5$ FST= W19 BAS= W58 S35 E26 N6 FOP= S4 E17 N4 W17$ E28 FGR= E23 N21 W23 S21$ N21E4 N8$S8 E19 N8$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	445.00	445.00	4,005							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 09/19/2017 BY BC Total Acres: 10.00 Total Land Value: 13,505 Market: 85,500 Agricultural: 4,005 Common: 9,500 PRINTED 11/05/2025 BY SYS