N 170 FT OF LOT 4 & ALL LOT 5 HI
359-317, 642-731, 748-238, 792-1

HUTCHERSON WILLIE L
307 SW MICHAEL DR
LAKE CITY, FL 32024

2026

30-4S-17-08905-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

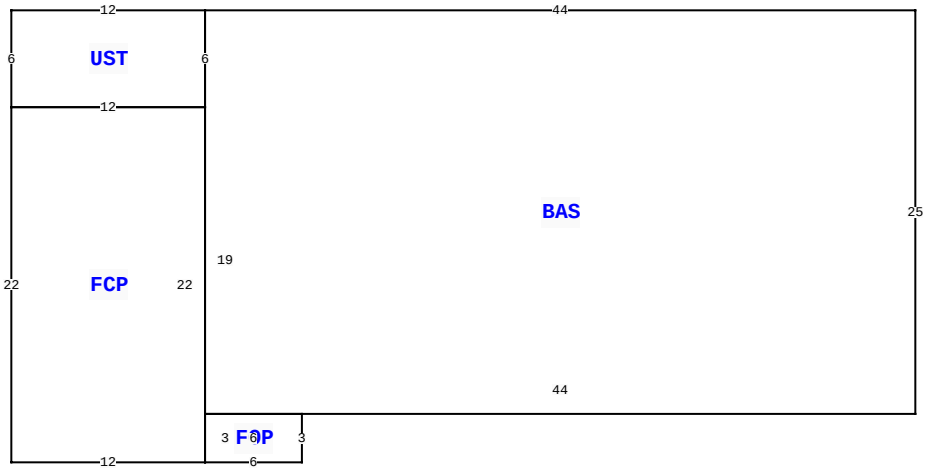
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	98,834
FCP	264	25		66	5,930
FOP	18	30		5	449
UST	72	45		32	2,875
TOTALS	1,454			1,203	108,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,203	123.4200	138.23	166,291	1971	1971	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1100 HX Base Yr 2023



307 SW MICHAEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		108,089
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		27,750
TOTAL MARKET VALUE		136,039
SOH/AGL Deduction		4,390
ASSESSED VALUE		131,649
TOTAL EXEMPTION VALUE	HX HB VX 13	131,649
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		136,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,039

LAND:1:1: 1.50 AC.
SALE:4:1: N 170 FT LOT 4 & LOT 5, HILLSIDE
SALE:3:1: N 170 FT LOT 4 & LOT 5, HILLSIDE
SALE:2:1: SALE FROM MTG CO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32026	MAINT/ALTR	35	06/09/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0557	3/31/2020	WD	Q	I	01	115,500
GRANTOR: MARRIANNE S SCOTTEN F						
GRANTEE: WILLIE L HUTCHERSON						
1179/1857	8/10/2009	WD	U	I	11	100
GRANTOR: MALLORY P HILLHOUSE						
GRANTEE: MARRIANNE S HILLHOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 UST= W12 S6 E12 N6$ S6 FCP= W12 S22 E12 N22 $ S19
FOP= S3 E6 N3 W6$ E44 N25$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	27,750							

REVIEW DATE 07/20/2017 BY DF Total Acres: 1.52 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 10/03/2025 BY SYS