BEG 230 FT E OF W LINE OF W1/2 O
US-90, RUN E 210 FT, N 420 FT, W
FT TO POB.

HAWTHORNE MARY ETTA
4845 E US HWY 90
LAKE CITY, FL 32055

2026

31-3S-18-10322-000

BUILDING CHARACTERISTICS

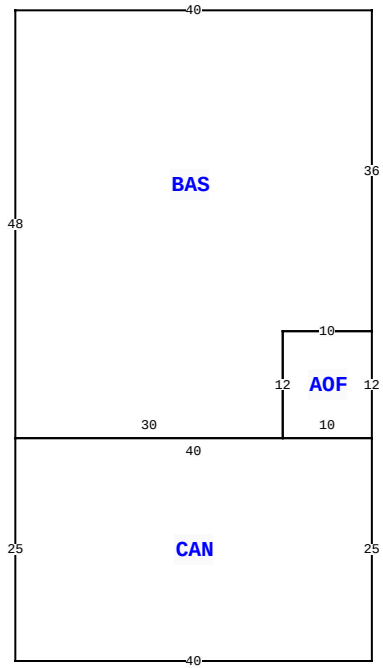
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		12 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	02	02 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	120	150		180	2,901
BAS	1,800	100		1,800	29,009
CAN	1,000	30		300	4,835
TOTALS	2,920			2,280	36,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	2,280	70.6860	26.86	61,241	1972	1972	0	0	0	40.00	60.00

1 PREF M B A 0% - 0 Heated Area: 1920 HX Base Yr



4845 E US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	66,567
TOTAL MARKET OB/XF VALUE	6,942
TOTAL LAND VALUE - MARKET	14,140
TOTAL MARKET VALUE	87,649
SOH/AGL Deduction	0
ASSESSED VALUE	87,649
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,649
TOTAL JUST VALUE	87,649
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1148/1561	4/18/2008	PR	Q	I	01	100

GRANTOR: MARY ETTA HAWTHORNE P

GRANTEE: MARY ETTA HAWTHORNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S48 CAN= S25 E40 N25 W40$ E30 AOF= E10 N12 W10 S12 $ N12 E10 N36$.

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0070	CARPORT UF	0	0	0	0	3.00	UT	200.00	200.00	50	2008	2008	3	50	300	
3	0070	CARPORT UF	0	0	0	0	1.00	UT	500.00	500.00	50	2008	2008	3	50	250	
4	0294	SHED WOOD/	0	0	12	8	96.00	UT	12.00	12.00	25	2008	2008	3	25	288	
5	0010	BARN,BLK	0	0	24	24	576.00	UT	16.00	16.00	25	2008	2008	3	25	2,304	
6	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,000	
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
8	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 6,942

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	2727	C	JUNK YARD	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,070							
2	4800	C	WAREHOUSE	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	7,070							

REVIEW DATE 09/25/2015 BY RP Total Acres: 2.02 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/18/2025 BY SYS

BEG 230 FT E OF W LINE OF W1/2 O
US-90, RUN E 210 FT, N 420 FT, W
FT TO POB.

HAWTHORNE MARY ETTA
4845 E US HWY 90
LAKE CITY, FL 32055

2026

31-3S-18-10322-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

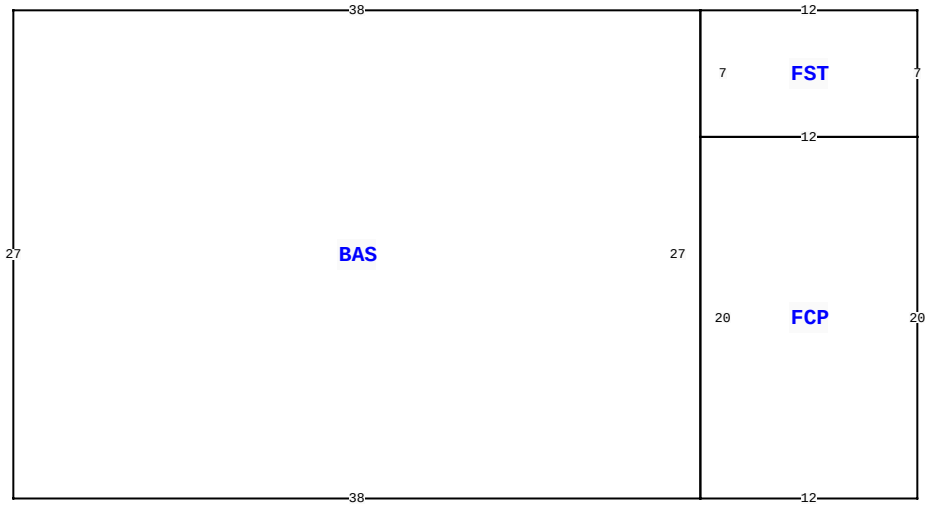
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,026	100		1,026	27,029
FCP	240	25		60	1,581
FST	84	55		46	1,212
TOTALS	1,350			1,132	29,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,132	58.8000	65.86	74,554	1963	1963	0	0	25	35.00	40.00

2 SINGLE FAM 0% - 0 Heated Area: 1026 HX Base Yr



4845 E US HIGHWAY 90 , LAKE CITY

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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1148/1561	4/18/2008	PR	Q	I	01	100

GRANTOR: MARY ETTA HAWTHORNE P

GRANTEE: MARY ETTA HAWTHORNE

BUILDING NOTES

BUILDING DIMENSIONS

FST= W12 BAS= W38 S27 E38 N27$ S7 FCP= S20 E12 N20 W12$ E12 N7$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/25/2015 BY RP Total Acres: 2.02 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 11/18/2025 BY SYS