(PARCEL NO "C" HILLCREST UNR): C
SW1/4 OF NW1/4, RUN E 140 FT FOR
657.60 FT, E 669.01 FT, S 657.63

MORTON KEVIN SCOTT
486 SW FAIRLINGTON CT
LAKE CITY, FL 32025-2453

2026

33-4S-17-08944-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

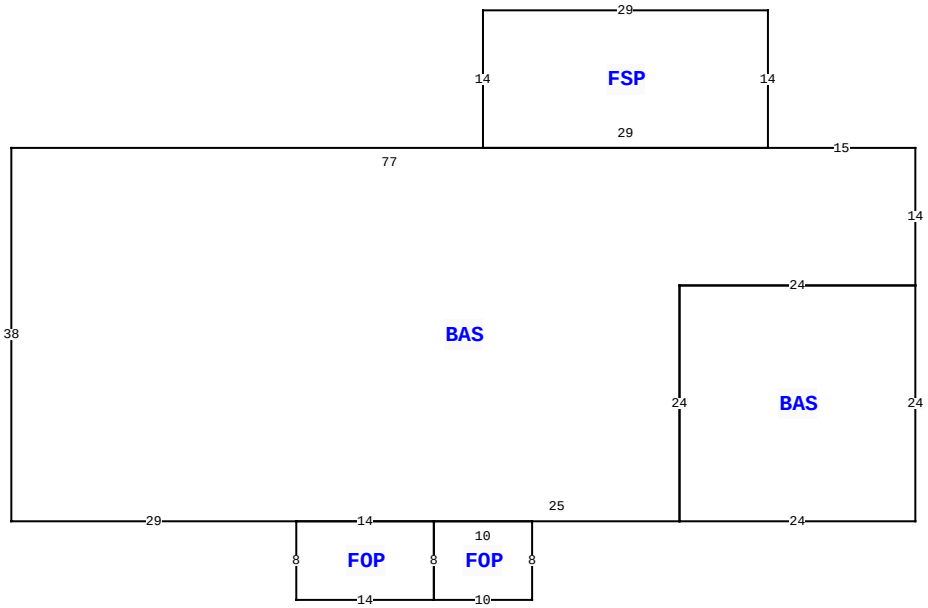
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 33417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	47,425
BAS	2,920	100		2,920	240,417
FOP	80	30		24	1,976
FOP	112	30		34	2,800
FSP	406	40		162	13,338
TOTALS	4,094			3,716	305,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,716	108.1100	121.08	449,933	1993	1993	0	0	0	32.00	68.00

1 SINGLE FAM 100% - 2020 Heated Area: 3496 HX Base Yr 2020



486 SW FAIRLINGTON CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		305,954
TOTAL MARKET OB/XF VALUE		5,820
TOTAL LAND VALUE - MARKET		95,950
TOTAL MARKET VALUE		407,724
SOH/AGL Deduction		156,909
ASSESSED VALUE		250,815
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		200,093
TOTAL JUST VALUE		407,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,224

SALE:2:1: 40 AC WITH IMP
SALE:1:1: 40 AC W/ HOME

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32554	MAINT/ALTR	45	12/18/2014
7330	SFR	108,000	07/02/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0892	5/03/2019	WD	Q	I	01	385,000
GRANTOR: MARC AUSTIN & SHEREE						
GRANTEE: KEVIN SCOTT MORTON						
0870/1503	11/30/1998	WD	Q	I		203,900
GRANTOR: P GIEBEIG						
GRANTEE: MARC & SHEREE VANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 FSP= N14 W29 S14 E29$ W77 S38 E29 FOP= S8 E14 N8 W14$ E14 FOP= S8 E10 N8 W10$ E25 BAS= E24N24 W24S24$ N24 E24 N14$.

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	20	24	480.00	UT	1.50	1.50	100	0	0	3	100	720	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0210	GARAGE U	0	100	24	48	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 5,820

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	0000	C	VAC RES	100		A-1	0.00	0.00	9.10	AC		1.00	1.00	1.00	9,500.00	9,500.00	86,450							

REVIEW DATE 07/11/2017 BY DF Total Acres: 10.10 Total Land Value: 95,950 Market: 0 Agricultural: 0 Common: 95,950 PRINTED 10/02/2025 BY SYS