

(PART OF HILLCREST UNR): BEG NW
1216.38 FT, E 523.43 FT, N 450.7
66.91 FT, N 26 DEG W 69.56 FT, N

HERBSTER KEITH RAY
288 SW FAIRLINGTON CT
LAKE CITY, FL 32025

2026

33-4S-17-08944-010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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		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	5000	IMPROVED AG

MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	33417.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100		1,707	165,671
FEP	204	80		163	15,819
FGR	420	55		231	22,420
FOP	70	30		21	2,038
FOP	168	30		50	4,853

TOTALS	2,569			2,172	210,801
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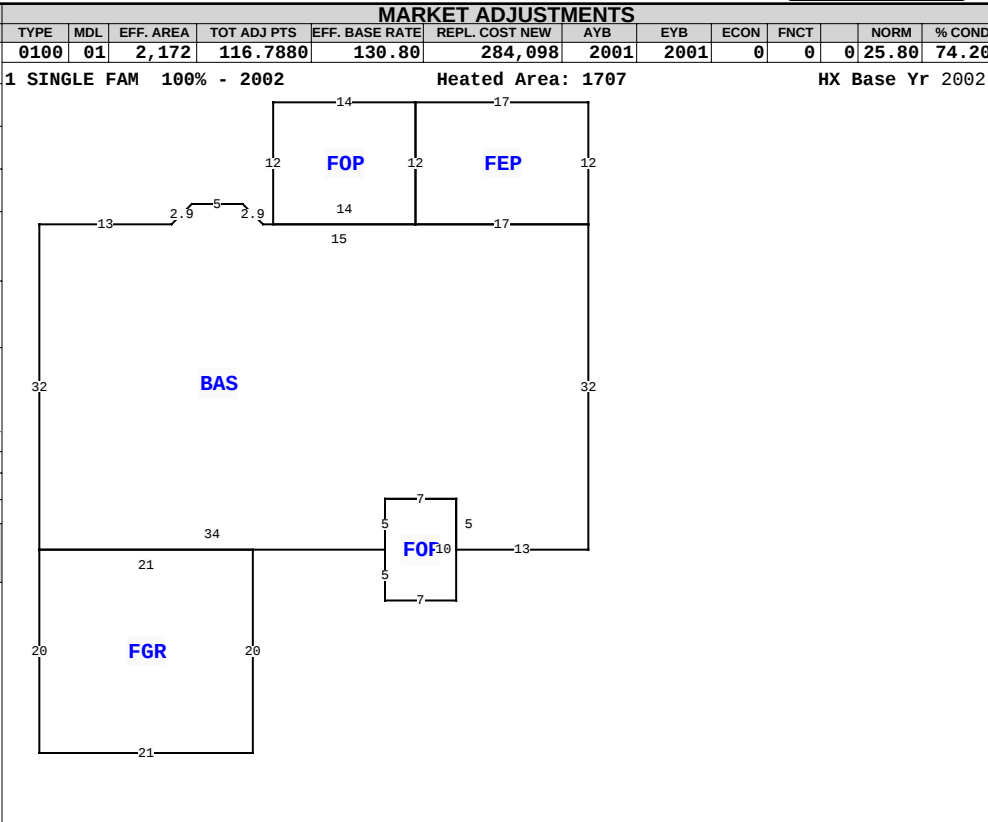
EXTRA FEATURES

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	0166	CONC, PAVMT	0	100	0	0	990.00	UT	1.50	1.50	100	2001	2001	3	100	1,485	
2	0166	CONC, PAVMT	0	100	30	20	600.00	UT	2.00	2.00	100	2012	2012	3	100	1,200	
3	0020	BARN, FR	0	100	30	40	1,200.00	UT	10.00	10.00	100	2012	2012	3	100	12,000	
4	0070	CARPORT UF	0	100	10	40	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
5	0070	CARPORT UF	0	100	10	40	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

LAND DESCRIPTION

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	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	7.47	AC		1.00	1.00	1.00	445.00	445.00	3,324							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.97	AC		1.00	1.00	1.00	9,500.00	9,500.00	94,715							

REVIEW DATE	07/11/2017	BY	DF
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288 SW FAIRLINGTON CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0166	CONC, PAVMT	0	100	0	0	990.00	UT	1.50	1.50	100	2001	2001	3	100	1,485	
2	0166	CONC, PAVMT	0	100	30	20	600.00	UT	2.00	2.00	100	2012	2012	3	100	1,200	
3	0020	BARN, FR	0	100	30	40	1,200.00	UT	10.00	10.00	100	2012	2012	3	100	12,000	
4	0070	CARPORT UF	0	100	10	40	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
5	0070	CARPORT UF	0	100	10	40	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

TOTAL OB/XF

18,085

Market: 94,715

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY				PAGE 1 of 1	3
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE				210,801	
TOTAL MARKET OB/XF VALUE				18,085	
TOTAL LAND VALUE - MARKET				104,215	
TOTAL MARKET VALUE				242,410	
SOH/AGL Deduction				70,495	
ASSESSED VALUE				171,915	
TOTAL EXEMPTION VALUE		HX HB SX		100,722	
BASE TAXABLE VALUE				71,193	
TOTAL JUST VALUE				333,101	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				336,141	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32612	MAINT/ALTR	45	01/15/2015
18040	SFR	280	03/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/1412	3/12/2001	WD	Q	V		57,500

GRANTOR: P GIEBEIG

GRANTEE: KEITH HERBSTER

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BUILDING NOTES

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BUILDING DIMENSIONS

BAS= W17 FOP= N12 W14 S12 E14\$ W15 U2 L2 W5 L2 D2 W13 S32
FGR= S20 E21 N20 W21\$ E34 FOP= S5 E7 N10 W7 S5\$ N5 E7 S5 E13
N32\$ FEP= N12 W17 S12 E17\$.