

BEG NW COR OF SE1/4 OF SW1/4, RU
POB, RUN S 644 FT, W 269.58 FT
269.58 FT TO POB EX N1/2 THEREOF

HENDERSON JOYCE
1425 SW HALTIWANGER RD
LAKE CITY, FL 32024

2026

33-5S-17-09485-001



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural	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		02

NEIGHBORHOOD/LOC 33517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100		2,120	169,728
FOP	168	30		50	4,003
FUS	880	100		880	70,454
PTO	160	5		8	640

TOTALS 3,328 3,058 244,825

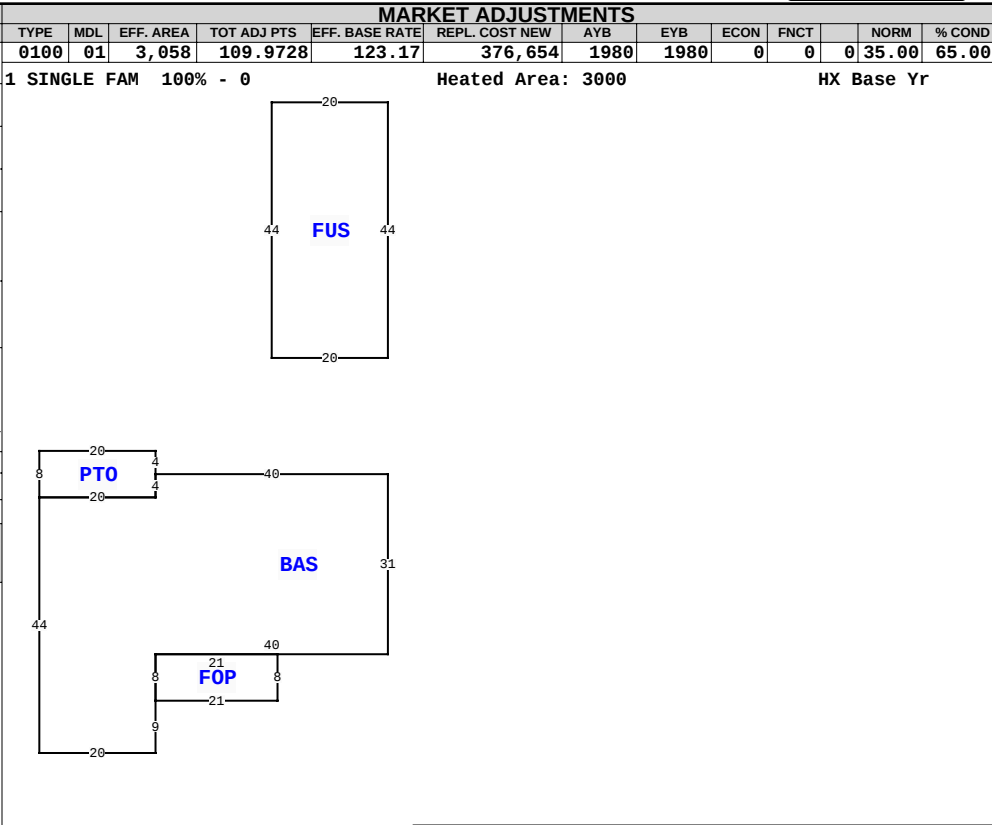
EXTRA FEATURES

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0294	SHED WOOD/	0	100	14	20	280.00	UT	3.01	3.01	100	0	0	3	100	843	
4	0252	LEAN-TO W/	0	100	14	20	1.00	UT	140.00	140.00	100	2004	2004	3	100	140	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

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	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 12/21/2022 BY JS



1425 SW HALTIWANGER RD, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

04/07/2025 MLU

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3			Tax Dist:				
BUILDING MARKET VALUE				244,825			
TOTAL MARKET OB/XF VALUE				21,319			
TOTAL LAND VALUE - MARKET				28,000			
TOTAL MARKET VALUE				294,144			
SOH/AGL Deduction				122,059			
ASSESSED VALUE				172,085			
TOTAL EXEMPTION VALUE			HX HB		50,722		
BASE TAXABLE VALUE				121,363			
TOTAL JUST VALUE				294,144			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				294,144			

Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 10/10/2025 BY SYS