COMM SW COR, RUN N 1522.80 FT TO LN, RUN E ALONG R/W 925.29 FT TO JERNON CT FOR POB, RUN N 1064.95

HINTON ROBERT/HINTON LENA
271 SW AL JERNON CT
LAKE CITY, FL 32024

2026

34-4S-16-03274-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

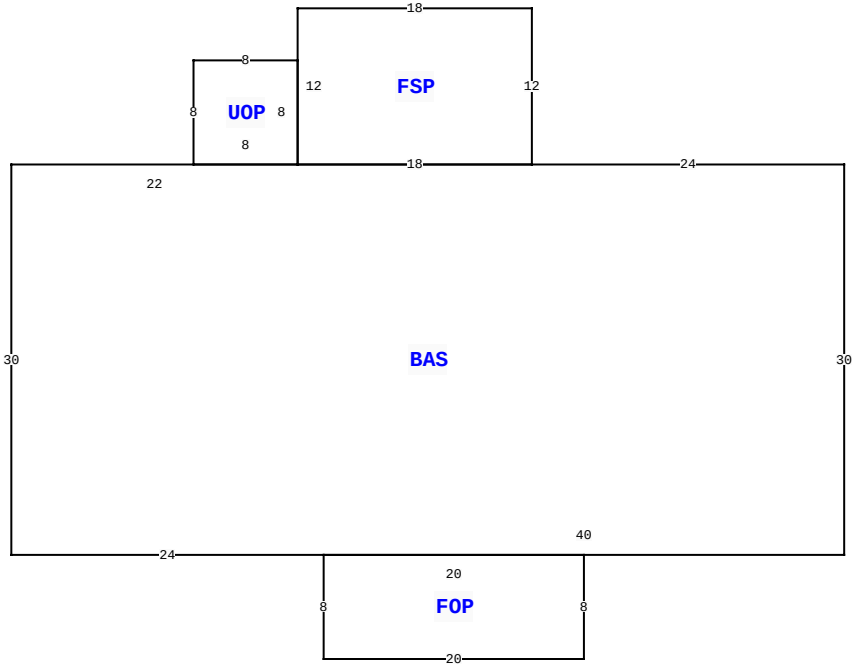
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	34416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100		1,920	135,993
FOP	160	35		56	3,967
FSP	216	40		86	6,091
UOP	64	25		16	1,133
TOTALS	2,360			2,078	147,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,078	129.9100	122.12	253,765	2008	2008	0	0	0	42.00	58.00

1 MANUF 1 100% - 2022 Heated Area: 1920 HX Base Yr 2022



271 SW AL JERNON CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,184
TOTAL MARKET OB/XF VALUE		10,100
TOTAL LAND VALUE - MARKET		44,000
TOTAL MARKET VALUE		201,284
SOH/AGL Deduction		17,512
ASSESSED VALUE		183,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,050
TOTAL JUST VALUE		201,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1358	9/15/2021	WD	Q	I	01	207,000
GRANTOR: HACHMEISTER JOSHUA						
GRANTEE: HINTON ROBERT						
1384/1167	5/13/2019	WD	Q	I	01	135,000
GRANTOR: FREDRICK R & TERRI A						
GRANTEE: JOSHUA HACHMEISTER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FSP= N12 W18 S12 E18$ W18 UOP= N8 W8 S8 E8$ W22 S30 E24 FOP= S8 E20 N8 W20$ E40 N30$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 10,100

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	0200	C	MBL HM	100		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	44,000							

REVIEW DATE 11/24/2021 BY CP Total Acres: 3.21 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 10/09/2025 BY SYS