COMM NE COR OF NE1/4 OF SE1/4
RUN W 20 FT TO W SIDE OF CO
GRADED RD BEING POB, RUN S

ALLISON JAMES
310 SW HYDRAULIC WAY
LAKE CITY, FL 32024

2026

35-4S-16-03281-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

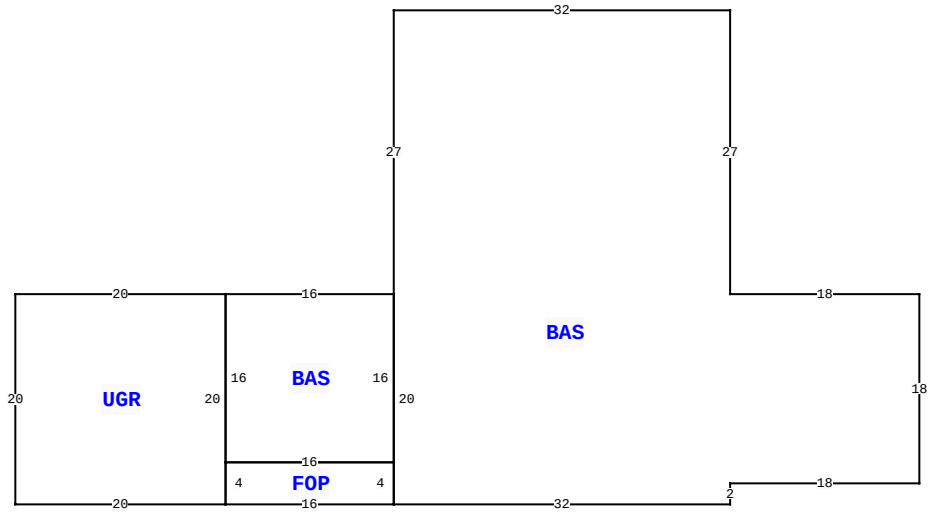
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	17,107
BAS	1,828	100		1,828	122,159
FOP	64	30		19	1,269
UGR	400	45		180	12,029
TOTALS	2,548			2,283	152,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,283	91.7928	102.81	234,715	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 2084 HX Base Yr



310 SW HYDRAULIC WAY, 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	152,565
TOTAL MARKET OB/XF VALUE	5,279
TOTAL LAND VALUE - MARKET	53,240
TOTAL MARKET VALUE	211,084
SOH/AGL Deduction	0
ASSESSED VALUE	211,084
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	211,084
TOTAL JUST VALUE	211,084
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053929	Roof Replacement	21,685	08/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1429/777	1/29/2021	WD	Q	I	01	167,000
GRANTOR: JONES CHRISTOPHER & M						
GRANTEE: ALLISON JAMES						
1025/0677	8/24/2004	WD	Q	I	01	100
GRANTOR: WILLIAM JR & MARGARET						
GRANTEE: CHRISTOPHER & MELIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S27 BAS= W16 UGR= W20 S20 E20 N20$ S16 FOP= S4 E16 N4 W16$ E16 N16 $ S20 E32 N2 E18 N18 W18 N27$.

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	0031	BARN,MT AE	0	0	12	24	288.00	UT	3.40	3.40	100	0	0	3	100	979	
2	0166	CONC,PAVMT	0	0	20	20	400.00	UT	2.00	2.00	100	2003	2003	3	100	800	
3	0040	BARN,POLE	0	0	20	24	480.00	UT	2.50	2.50	100	2003	2003	3	100	1,200	
4	0296	SHED METAL	0	0	10	10	100.00	UT	5.00	5.00	100	2003	2003	3	100	500	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,279

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	0		A-1	0.00	0.00	4.84	AC		1.00	1.00	1.00	11,000.00	11,000.00	53,240							

REVIEW DATE 09/15/2025 BY chuck Total Acres: 4.84 Total Land Value: 53,240 Market: 0 Agricultural: 0 Common: 53,240 PRINTED 11/18/2025 BY SYS