COMM AT INTERS OF NW COR OF SW1/
OF A CO GRADED RD FOR POB, RUN E
FT, W 420 FT TO E R/W OF SAID CO

HANCOCK KAREN DARLENE/HANCOCK JIMMY RAY
585 SW BISHOP AVENUE
LAKE CITY, FL 32024

2026

35-4S-16-03283-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

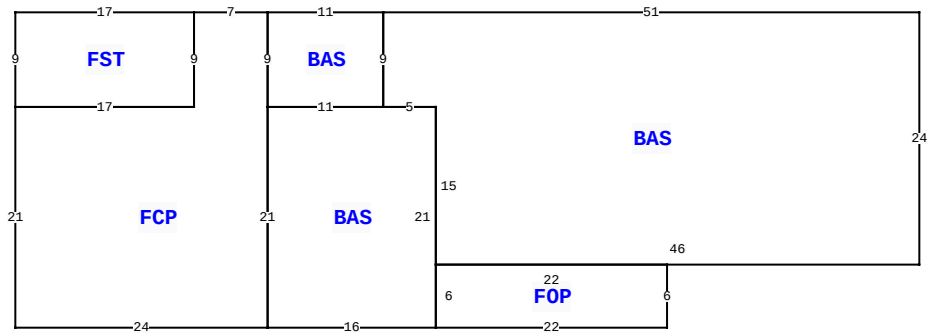
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	99	100		99	12,160
BAS	336	100		336	41,269
BAS	1,149	100		1,149	141,127
FCP	567	25		142	17,441
FOP	132	30		40	4,913
FST	153	55		84	10,318
TOTALS	2,436			1,850	227,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	129.6000	145.15	268,528	1977	2010	0	0	0	15.38	84.62

1 SINGLE FAM 100% - 2025 Heated Area: 1584 HX Base Yr 2025



585 SW BISHOP AVE, 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		227,228
TOTAL MARKET OB/XF VALUE		29,136
TOTAL LAND VALUE - MARKET		31,688
TOTAL MARKET VALUE		288,052
SOH/AGL Deduction		27,191
ASSESSED VALUE		260,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		210,139
TOTAL JUST VALUE		288,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		290,818

PRMT:1:1: CARPORT ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11194	SFR	65	05/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/1914	9/13/2024	WD	Q	I	01	362,500
GRANTOR: JARRARD MARK E						
GRANTEE: HANCOCK KAREN DARLE						
1352/0255	1/23/2018	WD	Q	I	01	218,000
GRANTOR: ISAIAH & ASHLEY M CUL						
GRANTEE: MARK E JARRARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 BAS= W11S9 E11 N9$ S9 BAS= W11 FCP= N9 W7 FST= W17 S9 E17 N9$ S9 W17 S21 E24 N21$ S21 E16 N21 W5$ E5 S15 FOP= S6 E22 N6 W22$ E46 N24$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1987	1987	3	40	14,336	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	2,000	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	7,000	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 29,136

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	1.69	AC		1.00	1.00	1.25	15,000.00	18,750.00	31,688							

REVIEW DATE 10/25/2024 BY TP Total Acres: 1.69 Total Land Value: 31,688 Market: 0 Agricultural: 0 Common: 31,688 PRINTED 11/07/2025 BY SYS