

E1/2 OF NE1/4 OF NW1/4 OF SE1/4,
260 FT & EX RD PARCELS 28 & 29.

BAUMER TRACY A
375 SE HOPEFUL DR
LAKE CITY, FL 32025-2270

2026

35-4S-17-09030-009



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3														
Exterior Wall	17	MSNRY STUC 100	0100	01	1,715	103.7232	116.17	199,232	1972	1972	0	0	0	35.00	65.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2023													Heated Area: 1560 HX Base Yr 2023													
Roof Cover	12	MODULAR MT 100															VALUATION BY STANDARD												
Interior Wall	05	DRYWALL 100															Tax Group: 3 Tax Dist:												
Interior Floo	14	CARPET 60															BUILDING MARKET VALUE 129,501												
Interior Floo	12	HARDWOOD 40															TOTAL MARKET OB/XF VALUE 19,352												
Air Condition	03	CENTRAL 100															TOTAL LAND VALUE - MARKET 35,000												
Heating Type	04	AIR DUCTED 100															TOTAL MARKET VALUE 183,853												
Bedrooms	01	3 100															SOH/AGL Deduction 14,266												
Bathrooms	01	2 100															ASSESSED VALUE 169,587												
Frame	01	NONE 100															TOTAL EXEMPTION VALUE HX HB 50,722												
Stories	1.	1. 100															BASE TAXABLE VALUE 118,865												
Architectual	05	CONV 100	TOTAL JUST VALUE 183,853																										
Units	0	100	NCON VALUE 0																										
Condition Adj	02	02 100	INCOME VALUE																										
Kitchen Adjus	01	01 100	PREVIOUS YEAR MKT VALUE 183,853																										
Quality 05 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM			MKT AREA			02																							
NEIGHBORHOOD/LOC			35417.00 1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,560	100		1,560	117,796																								
FOP	144	30		43	3,247																								
FSP	280	40		112	8,457																								
TOTALS 1,984			1,715 129,501																										
EXTRA FEATURES						375 SE HOPEFUL DR, LAKE CITY																							
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	0294	SHED WOOD/	0	100	14	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000													
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336													
3	0261	PRCH, UOP	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000													
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150													
5	0070	CARPORT UF	0	100	24	17	408.00	UT	2.00	2.00	100	0	0	3	100	816													
6	0294	SHED WOOD/	0	100	8	13	1.00	UT	0.00	0.00	100	0	0	3	100	250													
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800													
TOTAL OB/XF 19,352																													
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	2.50	AC		1.00	1.00	1.00	14,000.00	14,000.00	35,000												
REVIEW DATE 07/14/2017 BY DF Total Acres: 2.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS																													