

THE N 500 FT OF: COMM NE COR OF
RUN S 208 FT, W 15 FT FOR POB, C
FT, S 655.47 FT, SE 396.47 FT, S

DUNCAN KAYLA/CHANDLER SEAN
292 NW HACKNEY TERR
LAKE CITY, FL 32055

2026

36-3S-16-02590-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	154,668
FEP	408	80		326	25,517
FGR	900	55		495	38,745
FOP	32	30		10	783

TOTALS	3,316			2,807	219,712
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0258	PATIO	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
4	0070	CARPORT UF	0	100	10	18	180.00	UT	3.00
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	13.69

REVIEW DATE	12/16/2024	BY	ME
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,807	107.5200	120.42	338,019	1960	1960		0	0	35.00	65.00	
1 SINGLE FAM 100% - 2025 Heated Area: 1976 HX Base Yr 2025													

292 NW HACKNEY TER, LAKE CITY				BLD DATE					LGL DATE	
				XF DATE					LAND DATE	
				INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1.00	UT	0.00	0.00	100	0	0	3	100	90	
1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
180.00	UT	3.00	3.00	40	1993	1993	3	40	216	
1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

TOTAL OB/XF 3,106													
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
1	0100	C	SFR	100		A-1	0.00	0.00	13.69	AC		1.00	1.00

Total Acres:	13.69	Total Land Value:	116,365	Market:	0	Agricultural:	0	Common:	116,365
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COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		219,712	
TOTAL MARKET OB/XF VALUE		3,106	
TOTAL LAND VALUE - MARKET		116,365	
TOTAL MARKET VALUE		339,183	
SOH/AGL Deduction		56,002	
ASSESSED VALUE		283,181	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		232,459	
TOTAL JUST VALUE		339,183	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		339,183	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31394	MAINT/ALTR	70	08/27/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1529/27	12/03/2024	WD	Q	I	01	400,000	
GRANTOR: DOUG AND JUNE EPPERSO							
GRANTEE: DUNCAN KAYLA							
1332/1205	1/19/2017	PR	U	I	30	0	
GRANTOR: WILLIAM D EPPERSON &							
GRANTEE: DOUG AND JUNE EPPER							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[ORIG=0,0] W30 W24 N14 W10 S14 S24 E26 E8 S10 E30 N34 \$							
FGR=[ORIG=-64,0] W30 S30 E30 N30 \$							
FEP=[ORIG=-30,0] N17 W24 S17 E24 \$							
FOP=[ORIG=-38,24] S4 E8 N4 W8 \$							
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OTHER ADJUSTMENTS AND NOTES													

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