

ROBERTS CHARLES D/ROBERTS TINA C
468 NW HACKNEY TERR
LAKE CITY, FL 32055

36-3S-16-02600-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2													
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND											
Exterior Wall		01	COMMON BRK 100							0100	01	4,256	127.7199	143.05	608,821	1968	1968		0		0	35.00	65.00	VALUATION BY									
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM 100% - 0														STANDARD									
Roof Cover		05	COMP SHNGL 100							Heated Area: 3910														Tax Group: 2									
Interior Wall		03	DRYWALL 100							HX Base Yr														Tax Dist:									
Interior Floor		14	CARPET 100																					BUILDING MARKET VALUE									
Air Condition		03	CENTRAL 100																					TOTAL MARKET OB/XF VALUE									
Heating Type		04	AIR DUCTED 100																					TOTAL LAND VALUE - MARKET									
Bedrooms			3 100																					TOTAL MARKET VALUE									
Bathrooms			4 100																					SOH/AGL Deduction									
Frame		01	NONE 100																					ASSESSED VALUE									
Stories		1.5	1.5 100																					TOTAL EXEMPTION VALUE									
Architectual Units		05	CONV 100																					BASE TAXABLE VALUE									
Condition Adj		03	03 100																					TOTAL JUST VALUE									
Kitchen Adjus		01	01 100																					NCON VALUE									
																								INCOME VALUE									
																								PREVIOUS YEAR MKT VALUE									
Quality		07	07																					SALE:15:1: 28.50 AC									
DOR CODE		5000 IMPROVED AG																															
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	2,986	100		2,986	277,646																												
FDG	576	60		346	32,172																												
FUS	924	100		924	85,916																												
TOTALS		4,486		4,256	395,734																												
EXTRA FEATURES					468 NW HACKNEY TER, LAKE CITY										BLD DATE				LGL DATE		04/09/2025		MLU										
															XF DATE				LAND DATE														
															INC DATE				AG DATE														
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	0260	PAVEMENT - A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																	
2	0280	POOL R/CON	0	100	17	33	561.00	UT	70.00	70.00	100	1998	1998	3	40	15,708																	
3	0264	PRCH, FSP	0	100	32	60	1,920.00	UT	4.00	4.00	100	1998	1998	3	100	7,680																	
4	0166	CONC, PAVMT	0	100	0	0	1,342.00	UT	1.50	1.50	100	1998	1998	3	100	2,013																	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200																	
6	0260	PAVEMENT - A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000																	
7	0166	CONC, PAVMT	0	0	4	54	216.00	UT	2.00	2.00	70	1993	1993	3	70	302																	
8	0258	PATIO	0	0	0	0	1,032.00	UT	2.50	2.50	60	1993	1993	3	60	1,548																	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600																	
10	0030	BARN, MT	0	0	36	23	1.00	UT	0.00	0.00	100	2017	2017	3	100	22,600																	
LAND DESCRIPTION										TOTAL OB/XF										55,651													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.47	AC		1.00	1.00	1.00	6,500.00	6,500.00	9,555																
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230																
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967																
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	157,500																
5	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	6.15	AC		1.00	1.00	1.00	175.00	175.00	1,076																
REVIEW DATE		06/27/2023		BY	KS	Total Acres: 28.62		Total Land Value: 18,828		Market: 157,500		Agricultural: 8,197		Common: 10,631		PRINTED 09/30/2025 BY SYS																	

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