N DIV: E 141 FT OF N1/2.
(BLOCK 69) DUVAL CO PROB #
01-00167-CP LETTERS OF ADMIN

HANCOCK JIMMY RAY JR/DEMOTT ALLISON D
456 NW COLUMBIA AVE
LAKE CITY, FL 32055

2026

00-00-00-11980-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

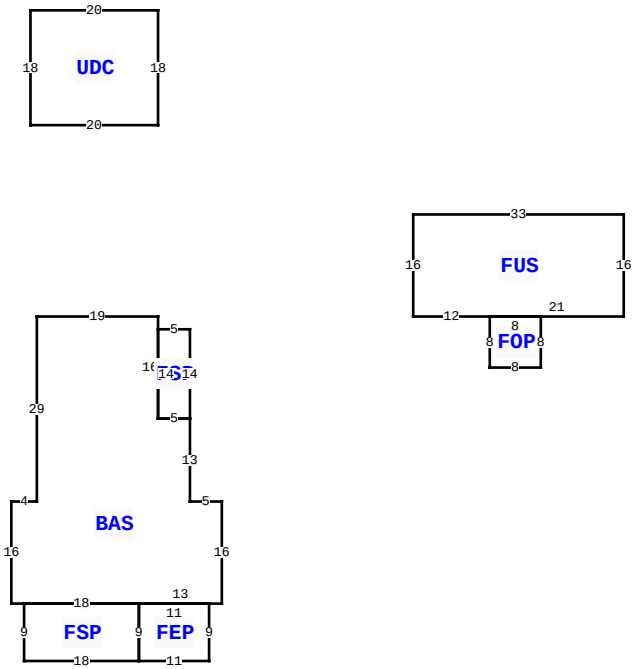
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	61,004
FEP	99	80		79	4,213
FOP	64	30		19	1,013
FSP	70	40		28	1,493
FSP	162	40		65	3,466
FUS	528	100		528	28,156
UDC	360	25		90	4,799
TOTALS	2,427			1,953	104,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	103.9500	118.50	231,430	1930	1975	20	0	0	35.00	45.00

1 SINGLE FAM 100% - 2012 Heated Area: 1672 HX Base Yr 2012



456 NW COLUMBIA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		104,144
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		11,104
TOTAL MARKET VALUE		115,248
SOH/AGL Deduction		36,880
ASSESSED VALUE		78,368
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,957
TOTAL JUST VALUE		115,248
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1208/1430	1/20/2011	WD	Q	I	01	69,900
GRANTOR: RON ROBBINS						
GRANTEE: JIMMY RAY HANCOCK J						
1208/1428	11/29/2010	WD	U	I	11	100
GRANTOR: CHARLES E MEYER & ROB						
GRANTEE: RON ROBBINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S29 W4 S16 E2 FSP= S9 E18 N9 W18$ E18 FEP= S9 E11 N9 W11$ E13 N16 W5 N13 FSP= N14 W5 S14 E5$ W5 N16$ PTR= N30 UDC= N18 W20 S18 E20$ S30$ PTR= E40 FUS= E12 FOP= S8 E8 N8 W8$ E21 N16 W33 S16$ W40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		*C-CBD	105.00	141.00	14,805.00	SF		1.00	1.00	1.00	0.75	0.75	11,104							

REVIEW DATE 10/29/2015 BY DF Total Acres: 0.34 Total Land Value: 11,104 Market: 0 Agricultural: 0 Common: 11,104 PRINTED 05/08/2026 BY SYS