N DIV LOT 4 BLOCK 1 COLUMBIA PAR

ORB 294-396, 771-207, 844-2037,

TUELL SUSAN LOIS
PO BOX 701
LAKE CITY, FL 32056

2027

00-00-00-12192-000

BUILDING CHARACTERISTICS

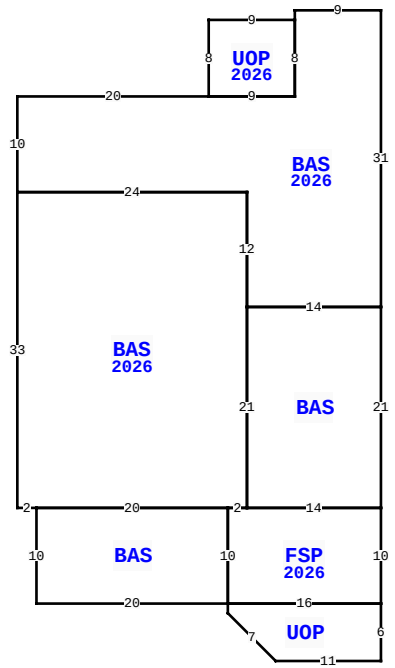
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	15,998
BAS	294	100		294	23,517
BAS	629	100	2026	629	50,313
BAS	792	100	2026	792	63,352
FSP	160	40	2026	64	5,119
UOP	84	20		17	1,360
UOP	72	20	2026	14	1,120
TOTALS	2,231			2,010	160,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,010	111.8700	123.06	247,351	1930	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1915 HX Base Yr 2007



495 NW HILLSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1985	1985	3	100	100	
4	0251	LEAN TO W/	0	100	8	10	80.00	UT	3.00	3.00	100	2004	2004	3	100	240	
5	0060	CARPORT F	0	100	12	20	240.00	UT	2.50	2.50	100	2008	2008	3	100	600	
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2021		100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	160,778
TOTAL MARKET OB/XF VALUE	1,740
TOTAL LAND VALUE - MARKET	10,545
TOTAL MARKET VALUE	173,063
SOH/AGL Deduction	52,902
ASSESSED VALUE	120,161
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	68,750
TOTAL JUST VALUE	173,063
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	175,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048260	Additions	50,000	09/25/2023
968	GARAGE	50	08/11/2008
440	ADDN SFR	74	11/29/2007
454	REMODEL	60	06/09/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1075/1656	2/27/2006	WD	Q	I		78,000
GRANTOR: JERRY WAYNE AND TARA						
GRANTEE: SUSAN L HADLEY						
1053/1351	7/27/2005	WD	Q	I		38,000
GRANTOR: ALEX DARRELL THOMAS						
GRANTEE: JERRY WAYNE & TARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,0] W24 S33 E2 E20 E2 N21 N12 $
BAS=[ORIG=10,33] E14 N21 W14 S21 $
BAS=[ORIG=-12,33] S10 E20 N10 W20 $
FSP=[YR=2026;ORIG=24,33] W14 W2 S10 E16 N10 $
UOP=[ORIG=8,43] S1 D5R5 E11 N6 W16 $
BAS=[YR=2026;ORIG=24,-19] W9 S1 S8 W9 W20 S10 E24 S12 E14 N31 $
UOP=[YR=2026;ORIG=15,-18] W9 S8 E9 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,740

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			0.00	0.00	7,030.00	SF		1.00	1.00	1.00	1.50	1.50	10,545							

REVIEW DATE 03/07/2022 BY TW Total Acres: 0.16 Total Land Value: 10,545 Market: 0 Agricultural: 0 Common: 10,545 PRINTED 11/17/2026 BY SYS