W DIV: LOT 6 BLOCK 309.

989-2482, PB 1282-1764, PB 1283-

CCCB, LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2027

00-00-00-12235-000

BUILDING CHARACTERISTICS

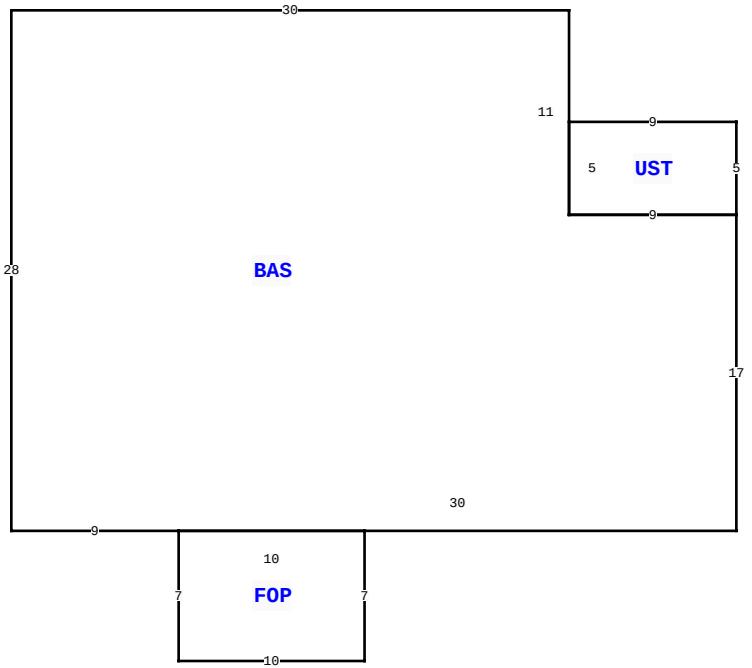
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	840317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	993	100		993	76,402
FOP	70	30		21	1,616
UST	45	45		20	1,539
TOTALS	1,108			1,034	79,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,034	107.6112	118.37	122,395	1942	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 993 HX Base Yr



352 NW HILLSBORO ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	79,557
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	12,608
TOTAL MARKET VALUE	94,165
SOH/AGL Deduction	0
ASSESSED VALUE	94,165
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,165
TOTAL JUST VALUE	94,165
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
937	REMODEL	0	10/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1232	5/02/2025	WD	Q	I	01	95,000
GRANTOR: FERENCZ TORIANNE E						
GRANTEE: CCCB, LLC						
1325/1431	11/02/2016	WD	Q	I	01	73,000
GRANTOR: SIMON A & DORENDA M M						
GRANTEE: TORIANNE E FERENCZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E9 FOP= S7 E10 N7 W10$ E30 N17 UST= N5 W9 S5E9 $W9 N11$.

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1942	1942	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0			0.00	0.00	8,405.00	SF		1.00	1.00	1.00	1.50	1.50	12,608							

REVIEW DATE 09/05/2025 BY TP Total Acres: 0.19 Total Land Value: 12,608 Market: 0 Agricultural: 0 Common: 12,608 PRINTED 11/17/2026 BY SYS