W DIV:BEG NW COR, RUN E 78 FT, S FT, N 113 FT TO POB. BLOCK A

BERGER CHRIS
442 NW HILLSBORO ST
LAKE CITY, FL 32055

2026

00-00-00-12275-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

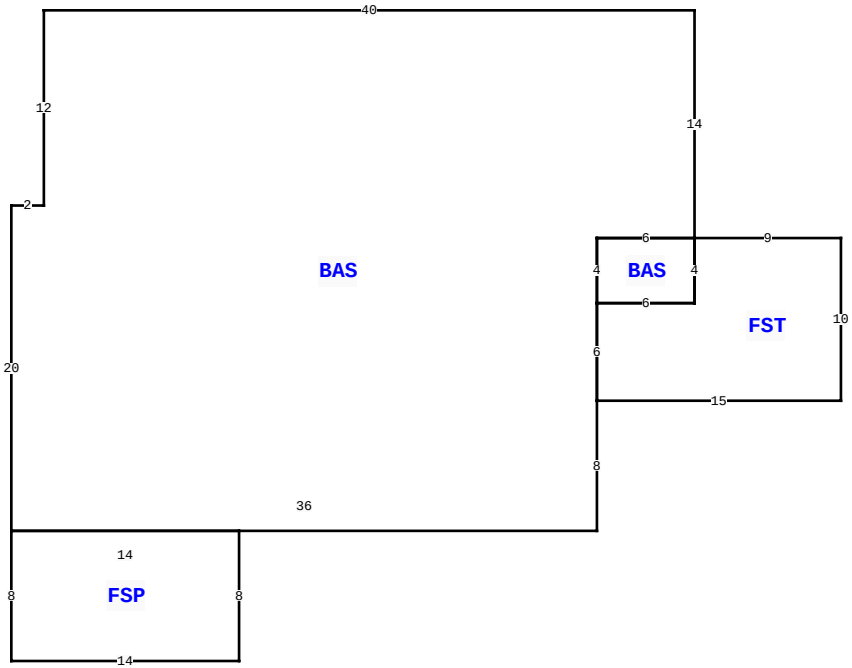
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	24	100		24	1,642
BAS	1,212	100		1,212	82,932
FSP	112	40		45	3,079
FST	126	55		69	4,722
TOTALS	1,474			1,350	92,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,350	92.3400	105.27	142,114	1948	1948	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1236 HX Base Yr



442 NW HILLSBORO ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,374
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	15,150
TOTAL MARKET VALUE	107,524
SOH/AGL Deduction	0
ASSESSED VALUE	107,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,524
TOTAL JUST VALUE	107,524
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,346

LAND:1:1: 78 X 112.5 + 618 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/1928	9/14/2022	WD	Q	I	01	90,000
GRANTOR: BUCHANAN GAIL E						
GRANTEE: BERGER CHRIS						
0984/0661	4/29/2003	PR	Q	I	01	100
GRANTOR: GAIL BUCHANAN AS PR O						
GRANTEE: GAIL E BUCHANAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S12 W2 S20 FSP= S8 E14 N8 W14$ E36 N8 FST= E15 N10 W9 S4 W6 S6$ N6 BAS= E6 N4 W6 S4$ N4 E6 N14$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		*RSF	-378.00	112.00	10,100.00	SF		1.00	1.00	1.00	1.50	1.50	15,150							

REVIEW DATE 10/14/2022 BY ME Total Acres: 0.23 Total Land Value: 15,150 Market: 0 Agricultural: 0 Common: 15,150 PRINTED 05/12/2026 BY SYS