

W DIV: NW1/4 OF SW1/4 BLK A.
 (ALSO DESC AS FOLLOWS: BEG NW
 COR OF SW1/4 OF BLK A, RUN S

DEKLE WILLIAM B/DEKLE TERRY W
 271 NW HILTON AVE
 LAKE CITY, FL 32055

2026

00-00-00-12278-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	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	06
NEIGHBORHOOD/LOC	840317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,449	100	
FOP	25	30	
UGR	550	45	
UST	50	45	
TOTALS	2,074		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 0								
Heated Area: 1449 HX Base Yr											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			125,658
TOTAL MARKET OB/XF VALUE			450
TOTAL LAND VALUE - MARKET			13,954
TOTAL MARKET VALUE			140,062
SOH/AGL Deduction			3,302
ASSESSED VALUE			136,760
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,760
TOTAL JUST VALUE			140,062
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			134,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045483	Roof Replacement	15,580	09/16/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1274/0947	5/06/2014	WD U	I	I	12	55,700
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: WILLIAM B & TERRY W						
1251/2504	2/05/2013	WD U	I	I	12	84,100
GRANTOR: SALENA R WESTBERRY						
GRANTEE: FIRST FEDERAL BANK						

EXTRA FEATURES		271 NW HILTON AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0
2	0080	DECKING	0

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	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S9 W9 N7 W15 S24 E35FOP= S5 E5 N5 W5\$ E25 UGR= S2 E24 N20 UST= N5 W10 S5 E10\$ W10 N5 W14 S23\$ N26\$.	

LAND DESCRIPTION		TOTAL OB/XF															450							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-3	0.00	0.00	11,163.00	SF		1.00	1.00	1.00	1.25	1.25	13,954							