W DIV: COMM SE COR OF BLOCK A, R
LINE OF DESOTO ST, 112.35 FT FOR
104.35 FT, N 104.6 FT, E 92.70 F

HOVLAND MATTHEW THOMAS
532 SE POW WOW ST
LEE, FL 32059

2027

00-00-00-12282-000

BUILDING CHARACTERISTICS

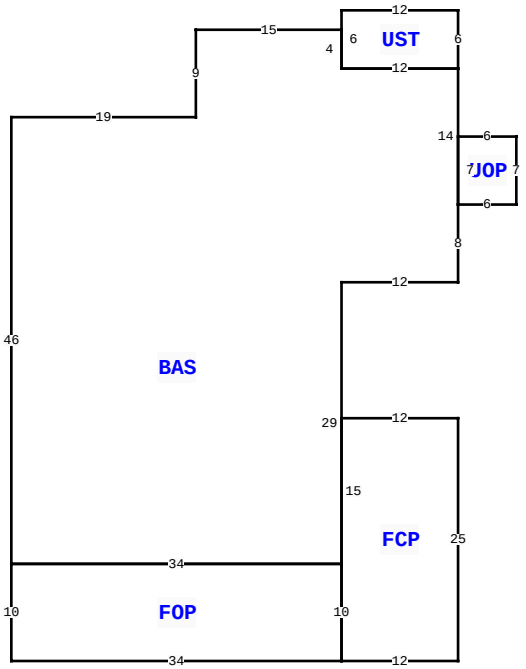
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	1,963	100		1,963	194,187
FCP	300	25		75	7,419
FOP	340	30		102	10,090
UOP	42	20		8	792
UST	72	45		32	3,166
TOTALS	2,717			2,180	215,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	138.3574	152.19	331,774	1925	1925	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1963 HX Base Yr



407 NW DESOTO 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	215,653
TOTAL MARKET OB/XF VALUE	2,650
TOTAL LAND VALUE - MARKET	15,750
TOTAL MARKET VALUE	234,053
SOH/AGL Deduction	0
ASSESSED VALUE	234,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,053
TOTAL JUST VALUE	234,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,978

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/1286	10/15/2021	WD	Q	I	01	205,000
GRANTOR: FRIEDMAN DEBORAH M						
GRANTEE: HOVLAND MATTHEW THO						
0820/2136	1/30/1996	WD	Q	I		63,000
GRANTOR: JOHN E & KELLY L THOM						
GRANTEE: DEBORAH M FRIEDMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S9 W19 S46 FOP= S10E34N10 W34$ E34 FCP= S10 E12 N25 W12 S15$ N29 E12 N8 UOP= E6 N7 W6 S7 $ N14 UST= N6 W12S6 E12$ W12 N4$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	1925		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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		*RSF-3	0.00	0.00	10,500.00	SF		1.00	1.00	1.00	1.50	1.50	15,750							

REVIEW DATE 11/24/2021 BY CP Total Acres: 0.24 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS