

W DIV: COMM NW COR, RUN S 105 FT
105 FT, E 80 FT, N 105 FT, W 80
G.

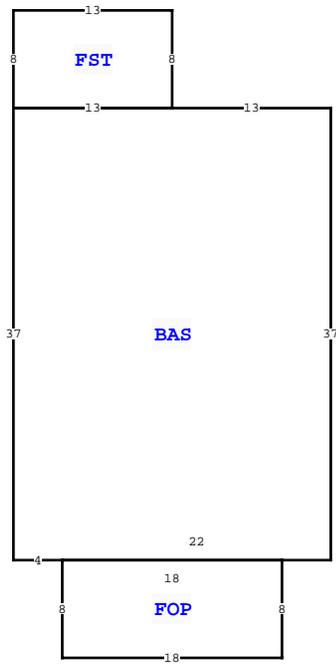
TRICE JAYDEN HUNTER
465 NW ORANGE ST
LAKE CITY, FL 32055

2026

00-00-00-12320-001

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|--------------------|--------------|--------------|
| ELEMENT | CD | | |
| Exterior Wall | 31 | VINYL SID | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 14 | PREFIN MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 14 | CARPET | 50 |
| Interior Floor | 15 | HARDTILE | 50 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 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 | 962 | 100 | |
| FOP | 144 | 30 | |
| FST | 104 | 55 | |
| TOTALS | 1,210 | | 1,062 96,725 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|------------------|----------------|-----|-----------------|------|------|------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 1 | SINGLE FAM | 100% | - 2026 | | | | | | | | |
| | | | | Heated Area: 962 | | | HX Base Yr 2026 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 1 |
|---------------------------|-------|-------------|---------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | STANDARD | |
| Tax Group: 1 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 96,725 |
| TOTAL MARKET OB/XF VALUE | | | 1,250 |
| TOTAL LAND VALUE - MARKET | | | 8,056 |
| TOTAL MARKET VALUE | | | 106,031 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 106,031 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 54,620 |
| TOTAL JUST VALUE | | | 106,031 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 104,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1517/1792 | 5/10/2024 | WD | Q | I | 01 | 133,000 |
| GRANTOR: SHELLEY CHRISTOPHER B | | | | | | |
| GRANTEE: TRICE JAYDEN HUNTER | | | | | | |
| 1470/981 | 6/28/2022 | WD | Q | I | 01 | 100,000 |
| GRANTOR: BRYAN ZECHER CONSTRUC | | | | | | |
| GRANTEE: SHELLEY CHRISTOPHER | | | | | | |

| EXTRA FEATURES | | 465 NW ORANGE ST, LAKE CITY | | | | | | | | | | | | | | |
|----------------|------------|-----------------------------|---------|-----|-----|-------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 16 | | | 7.50 | 100 | 2003 | 2003 | 3 | 100 | 1,200 | |
| 2 | 0120 | CLFENCE | 4 | 0 | 100 | 0 | 0 | | 0.00 | 100 | 2003 | 2003 | 3 | 100 | 50 | |

| BLD DATE | | LGL DATE | |
|----------|----------|------------|---------|
| XF DATE | INC DATE | LAND DATE | AG DATE |
| | | 04/27/2022 | MLU |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W13 FST= N8 W13 S8 E13\$W13S37 E4 FOP= S8 E18 N8 W18\$E22 N37\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 1,250 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 100 | | RO | 0.00 | 0.00 | 8,480.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 8,056 | | | | | | | |