

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

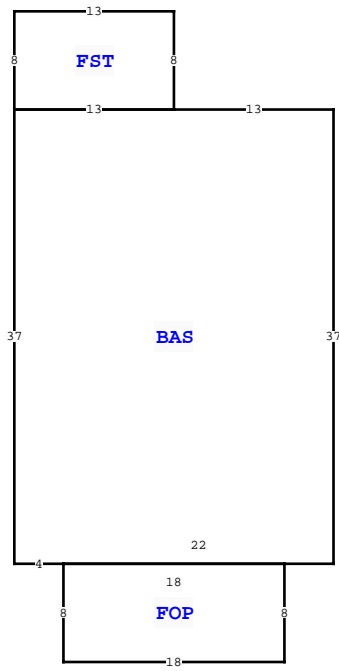
2026

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		

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			95,027
TOTAL MARKET OB/XF VALUE			1,250
TOTAL LAND VALUE - MARKET			12,720
TOTAL MARKET VALUE			108,997
SOH/AGL Deduction			0
ASSESSED VALUE			108,997
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			57,586
TOTAL JUST VALUE			108,997
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
1	0294	SHED WOOD/	0 100
2	0120	CLFENCE 4	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		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	1.50	1.50	12,720							