E DIV: LOT 3 & THE S 15 FT OF LO
DODGE'S S/D. BLOCK 279 & BEG AT
LOT 4 BLOCK B DODGES S/D, RUN S

HOOKS SHARON M
260 SE CHURCH AVE
LAKE CITY, FL 32025

2027

00-00-00-13308-000

BUILDING CHARACTERISTICS

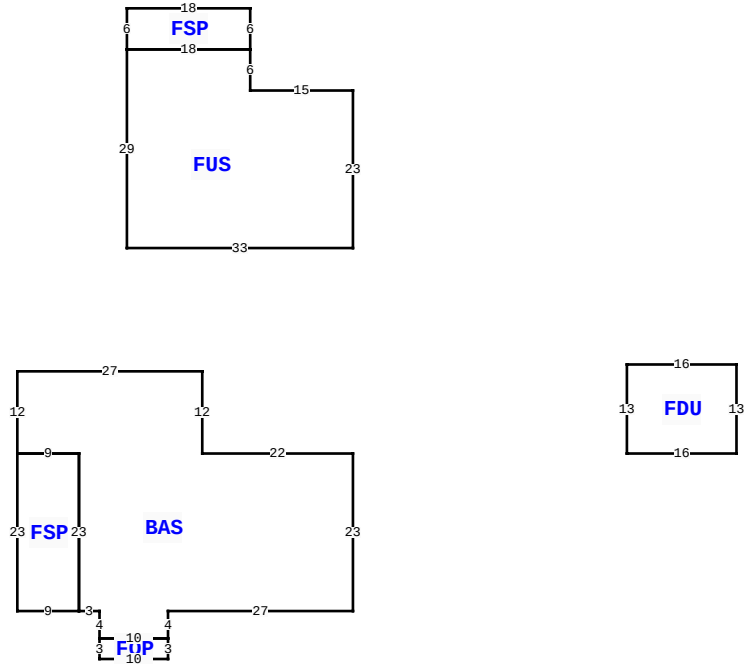
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	32317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100		1,284	112,613
FDU	208	60		125	10,963
FOP	30	30		9	789
FSP	108	40		43	3,771
FSP	207	40		83	7,279
FUS	867	100		867	76,040
TOTALS	2,704			2,411	211,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,411	122.6610	134.93	325,316	1937	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2151 HX Base Yr 2020



260 SE CHURCH AVE, 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		211,455
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		12,488
TOTAL MARKET VALUE		228,343
SOH/AGL Deduction		65,955
ASSESSED VALUE		162,388
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		60,977
TOTAL JUST VALUE		228,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
965	ADDN SFR	0	08/05/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1395/1706	9/30/2019	WD	Q	I	01	160,000
GRANTOR: CLIFFORD J & PAMELA B						
GRANTEE: SHARON M HOOKS						
1330/0166	1/27/2017	WD	Q	I	01	143,000
GRANTOR: ROBERT & DIANA DOWNIE						
GRANTEE: CLIFFORD J & PAMELA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N12 W27 S12 FSP= S23 E9 N23 W9$ E9 S23 E3 S4 FOP= S3 E10 N3 W10$ E10 N4 E27 N23$ PTR=N30 FUS= N23 W15 N6 FSP= N6 W18 S6 E18$ W18 S29 E33$ S30$ PTR=E40 FDU= E16 N13 W16 S13$ W40$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,500	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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	100		*RSF-3	0.00	107.00	8,325.00	SF		1.00	1.00	1.00	1.50	1.50	12,488							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.19 Total Land Value: 12,488 Market: 0 Agricultural: 0 Common: 12,488 PRINTED 11/17/2026 BY SYS