S DIV: S1/2 LOT 3 & LOT 6 BLK D
581-270, 581-272, 674-19 THRU 02

IVAN BRITTNEY N/GARRISON TINA LOUISE
459 SE HERNANDO AVE
LAKE CITY, FL 32025-5977

2027

00-00-00-13797-000

BUILDING CHARACTERISTICS

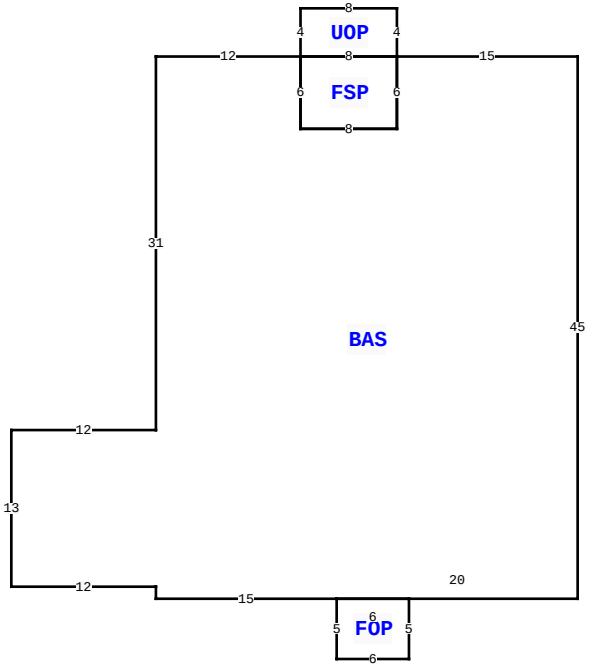
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	32317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,683	100		1,683	147,641
FOP	30	30		9	789
FSP	48	40		19	1,667
UOP	32	20		6	527
TOTALS	1,793			1,717	150,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,717	116.0000	127.60	219,089	1935	2000	0	0	0	31.25	68.75

1 SINGLE FAM 100% - 2023 Heated Area: 1683 HX Base Yr 2023



459 SE HERNANDO AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
7	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	150,624
TOTAL MARKET OB/XF VALUE	2,850
TOTAL LAND VALUE - MARKET	13,200
TOTAL MARKET VALUE	166,674
SOH/AGL Deduction	27,129
ASSESSED VALUE	139,545
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	88,134
TOTAL JUST VALUE	166,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	146,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
164	MAINT/ALTR	50	05/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1531	7/08/2026	WD	Q	I	01	230,000
GRANTOR: KELLEY MADELEINE						
GRANTEE: IVAN BRITTNEY N						
1309/2210	2/10/2016	WD	Q	I	01	102,000
GRANTOR: MICHAEL E & HILLARY T						
GRANTEE: MADELEINE KELLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S31 W12 S13 E12 S1 E15 FOP= S5 E6 N5 W6$ E20 N45W15
UOP= N4 W8 S4 E8$ FSP= W8 S6 E8 N6$ S6 W8 N6$.

LAND DESCRIPTION

TOTAL OB/XF 2,850

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	120.00	110.00	13,200.00	SF		1.00	1.00	1.00	1.00	1.00	13,200							

REVIEW DATE 10/26/2026 BY TP Total Acres: 0.30 Total Land Value: 13,200 Market: 0 Agricultural: 0 Common: 13,200 PRINTED 11/17/2026 BY SYS