S DIV: LOTS 2 & 3 MELTON ANNEX.

HANSEN STEPHEN
387 SW WALL TER
LAKE CITY, FL 32025

2027

00-00-00-13966-000

BUILDING CHARACTERISTICS

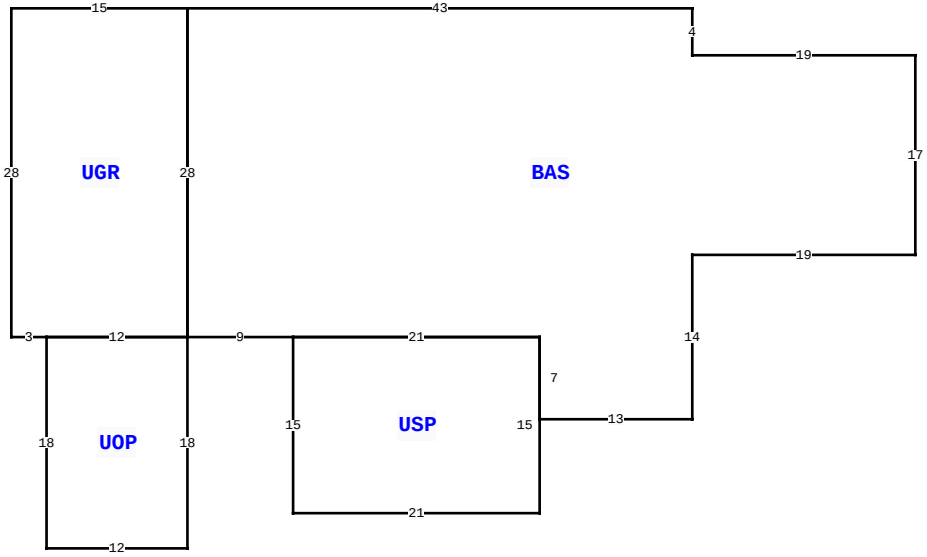
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,618	100		1,618	97,135
UGR	420	45		189	11,346
UOP	216	20		43	2,581
USP	315	35		110	6,604
TOTALS	2,569			1,960	117,667

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,960	83.9632	92.36	181,026	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1618 HX Base Yr 2014



387 SW WALL TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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		117,667
TOTAL MARKET OB/XF VALUE		24,348
TOTAL LAND VALUE - MARKET		17,520
TOTAL MARKET VALUE		159,535
SOH/AGL Deduction		80,186
ASSESSED VALUE		79,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,938
TOTAL JUST VALUE		159,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1807	ADDN SFR	30	05/25/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/2451	1/22/2021	QC	U	I	11	100
GRANTOR: HANSEN JENNA						
GRANTEE: HANSEN STEPHEN L						
1260/2555	8/28/2013	QC	U	I	16	31,500
GRANTOR: JOSEPH R & JOY D THOM						
GRANTEE: STEPHEN & JENNA HAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 N4 W43 UGR= W15 S28E3 UOP= S18 E12 N18 W12$ E12 N28$ S28 E9 USP= S15 E21 N15 W21$ E21 S7 E13 N14 E19 N17$.

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	0070	CARPORT UF	0	100	24	40	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2000	2000	3	40	14,336	
4	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2000	2000	3	40	6,912	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,200.00	1,200.00	50	2000	2000	3	50	600	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 24,348

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-2	0.00	0.00	29,200.00	SF		1.00	1.00	0.60	1.00	0.60	17,520							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.67 Total Land Value: 17,520 Market: 0 Agricultural: 0 Common: 17,520 PRINTED 11/17/2026 BY SYS