

LOT 12 UNIT 2 CARTER ACRES S/D
461-685, 755-1907, 767-806, 770-

HANEY RONALD L
487 NW ORBISON DR
LAKE CITY, FL 32055

2026

01-3S-16-01910-044
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
			03		
		1316.0200	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	109,348
TOTALS	1,344			1,344	109,348

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%	- 0		168,228	1996	1996	0	0	35.00	65.00
				Heated Area: 1344			HX Base Yr				
				487 NW ORBISON DR, LAKE CITY	BLD DATE		LGL DATE	05/11/2026	MLU		
					XF DATE		LAND DATE				
					INC DATE		AG DATE				

COLUMBIA COUNTY PROPERTY				
VALUATION BY		STANDARD		
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	109,348			
TOTAL MARKET OB/XF VALUE	0			
TOTAL LAND VALUE - MARKET	45,450			
TOTAL MARKET VALUE	154,798			
SOH/AGL Deduction	116,646			
ASSESSED VALUE	38,152			
TOTAL EXEMPTION VALUE	25,000			
BASE TAXABLE VALUE	13,152			
TOTAL JUST VALUE	154,798			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	142,785			
BLDG:1:1: HOUSE NOT COMPLETE				
SALE:1:1: LOT 12 UNIT 2 CARTER ACRES				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
003307	SFR	33,000	01/23/1990	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
0775/0651	5/27/1993	WD Q	V 02	0
GRANTOR: RONALD & KAREN H				
GRANTEE: RONALD L HORNING				
0609/0251	12/01/1986	WD Q	V	13,000
GRANTOR:				
GRANTEE:				

EXTRA FEATURES																
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

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W48 S28 E48 N28\$.

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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/MH	0.00	0.00	5.05	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,450							