COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 43.42 FT TO W R/W WALTER L
ALONG R/W 280 FT FOR POB, RUN W

HAMILTON MYRNA O
406 SW WALTER AVE
LAKE CITY, FL 32055

2027

02-5S-16-03425-007

BUILDING CHARACTERISTICS

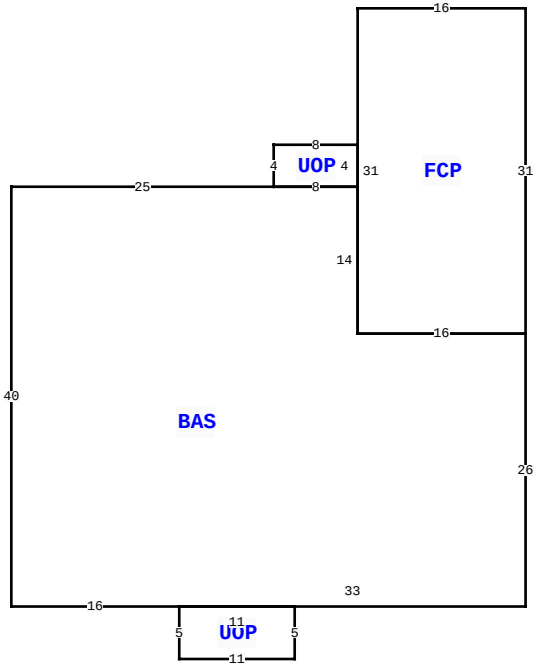
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	107,277
FCP	496	25		124	7,663
UOP	32	20		6	371
UOP	55	20		11	680
TOTALS	2,319			1,877	115,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,877	86.4270	95.07	178,446	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1736 HX Base Yr



406 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	115,990
TOTAL MARKET OB/XF VALUE	6,902
TOTAL LAND VALUE - MARKET	65,400
TOTAL MARKET VALUE	188,292
SOH/AGL Deduction	111,654
ASSESSED VALUE	76,638
TOTAL EXEMPTION VALUE	13 HX HB 76,638
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	188,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	190,403

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1404	10/16/2024	LE	U	I	14	100

GRANTOR: HAMILTON MYRNA O (ENH

GRANTEE: HINGSON SHERRI HAMI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S40 E16 UOP= S5 E11 N5 W11$ E33 N26 FCP= N31W16 S31 E16$ W16 N14 UOP= N4W8 S4 E8$ W8$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0210	GARAGE U	0	100	24	28	384.00	UT	4.40	4.40	100	0	0	3	100	1,690	
4	0294	SHED WOOD/	0	100	12	24	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0190	FPLC PF	0	100	20	40	1.00	UT	1,200.00	1,200.00	40	1993	1993	3	40	480	
6	0252	LEAN-TO W/	0	100	12	30	360.00	UT	2.00	2.00	60	1993	1993	3	60	432	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
10	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 6,502

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		A-1	0.00	0.00	5.45	AC		1.00	1.00	1.00	12,000.00	12,000.00	65,400							

REVIEW DATE 02/11/2026 BY JB Total Acres: 5.45 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 11/17/2026 BY SYS

COMM SE COR OF N1/2 OF S1/2 OF N
RUN W 43.42 FT TO W R/W WALTER L
ALONG R/W 280 FT FOR POB, RUN W

HAMILTON MYRNA O
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LAKE CITY, FL 32055

2027

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MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	04/22/2026 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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GRANTOR: HAMILTON MYRNA O (ENH

GRANTEE: HINGSON SHERRI HAMI

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 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

REVIEW DATE 02/11/2026 BY JB Total Acres: 5.45 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 11/17/2026 BY SYS