COMM NE COR OF SE1/4 OF NW1/4, W
POB, S 404.76 FT, W 482.98 FT, N
FT, N 37 DEG E 107.51 FT, N 75.8

HILL FREDERICK J
P O BOX 73
SUWANNEE, FL 32692

2027

03-4S-17-07490-001

BUILDING CHARACTERISTICS

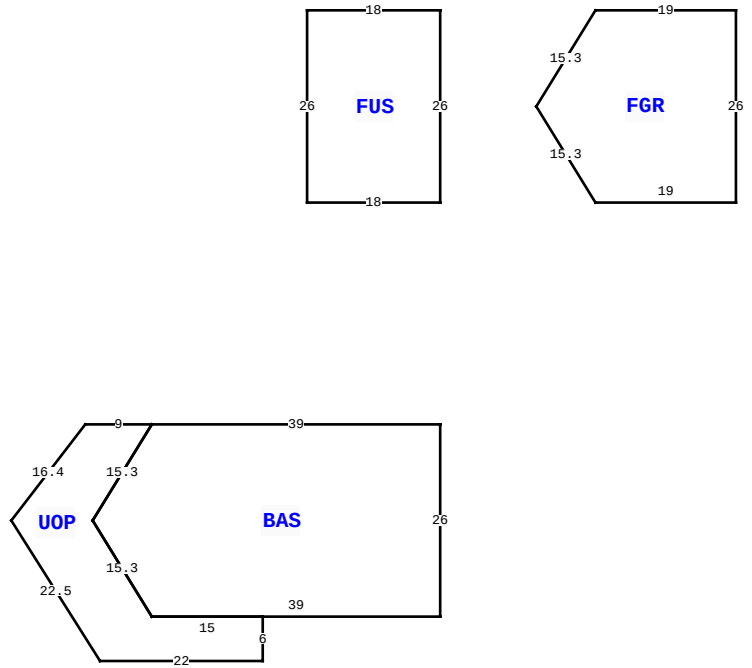
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	133,526
FGR	598	55		329	39,294
FUS	468	100		468	55,894
UOP	415	20		83	9,913
TOTALS	2,599			1,998	238,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,998	132.4115	145.65	291,009	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 0 Heated Area: 1586 HX Base Yr



154 SE CARDINAL GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	238,627
TOTAL MARKET OB/XF VALUE	7,174
TOTAL LAND VALUE - MARKET	16,346
TOTAL MARKET VALUE	251,169
SOH/AGL Deduction	0
ASSESSED VALUE	251,169
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	251,169
TOTAL JUST VALUE	262,147
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	266,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24251	SFR	532	03/16/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/672	8/12/2022	LE	U	I	14	100
GRANTOR: HILL FREDERICK J SR (						
GRANTEE: WALTRIP LISA HILL (						
1472/2263	6/28/2022	LE	U	I	14	100
GRANTOR: HILL FREDERICK J SR (						
GRANTEE: WALTRIP LISA HILL (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 UOP= W9 L10 D13 D19 R12 E22 N6 W15 U13 L8 R8 U13 $ D13 L8 R8 D13 E39 N26$ PTR= N30 FUS= N26 W18 S26 E18$ S30$ PTR= N30 E40 FGR= N26 W19 L8 D13 D13 R8 E19$ S30 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	0030	BARN,MT	0	0	48	80	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
3	0166	CONC,PAVMT	0	0	0	0	1,458.00	UT	3.00	3.00	100	2007	2007	3	100	4,374	

LAND DESCRIPTION

TOTAL OB/XF 7,174

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	0			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.00	445.00	445.00	868							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	1.95	AC		1.00	1.00	1.35	4,500.00	6,075.00	11,846							

REVIEW DATE 03/07/2017 BY DF Total Acres: 2.95 Total Land Value: 5,368 Market: 11,846 Agricultural: 868 Common: 4,500 PRINTED 11/17/2026 BY SYS