S1/2 OF NW1/4 OF SE1/4 & SW1/4 O
R/W DESC IN ORB 778-1765.

HINES NINA F
506 SW MOUNT CARMEL AVE
LAKE CITY, FL 32024-9308

**2027**

**04-4S-16-02769-000**

## BUILDING CHARACTERISTICS

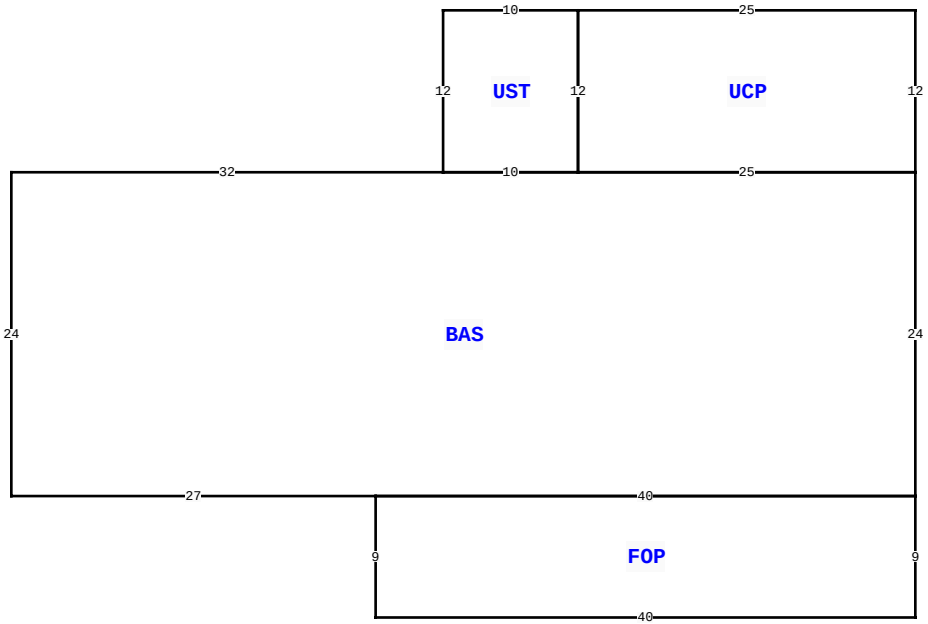
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 03 | 03 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 4416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,608 | 100 | | 1,608 | 35,048 |
| FOP | 360 | 35 | | 126 | 2,746 |
| UCP | 300 | 20 | | 60 | 1,308 |
| UST | 120 | 45 | | 54 | 1,177 |
| TOTALS | 2,388 | | | 1,848 | 40,279 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,848 | 90.8100 | 54.49 | 100,698 | 1975 | 1975 | 0 | 0 | 0 | 60.00 | 40.00 |

2 MOBILE HME 100% - 0 Heated Area: 1608 HX Base Yr




506 SW MOUNT CARMEL AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| 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 | | 40,279 |
| TOTAL MARKET OB/XF VALUE | | 9,100 |
| TOTAL LAND VALUE - MARKET | | 297,900 |
| TOTAL MARKET VALUE | | 73,702 |
| SOH/AGL Deduction | | 28,340 |
| ASSESSED VALUE | | 45,362 |
| TOTAL EXEMPTION VALUE | HX HB SX WX | 45,362 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 347,279 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 347,279 |

XFOB:1:1: VAN DYKE M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051342 | Roof Replacement | 8,000 | 10/31/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W32 S24 E27 FOP= S9 E40N9 W40$ E40 N24 UCP= N12 W25 S12 E25$ W25 UST= N12 W10 S12E10$ W10$.

## 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1990 | 1990 | 3 | 100 | 200 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,100

| 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 | 5910 | A | SWAMP/CYPRES | 0 | | A-1 | 0.00 | 0.00 | 7.58 | AC | | 1.00 | 1.00 | 1.00 | 40.00 | 40.00 | 303 | | | | | | | |
| 2 | 5600 | A | TIMBER 3 | 0 | | A-1 | 0.00 | 0.00 | 20.00 | AC | | 1.00 | 1.00 | 1.00 | 281.00 | 281.00 | 5,620 | | | | | | | |
| 3 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 30.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 8,400 | | | | | | | |
| 4 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |
| 5 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 57.58 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 287,900 | | | | | | | |
| 6 | 0102 | C | SFR/MH | 100 | | 00 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,000.00 | 5,000.00 | 5,000 | | | | | | | |

REVIEW DATE 01/13/2025 BY JS Total Acres: 59.58 Total Land Value: 24,323 Market: 287,900 Agricultural: 14,323 Common: 10,000 PRINTED 11/16/2026 BY SYS