COMM NE COR OF SE1/4 OF NE1/4, W 228.62 FT, W 762.64 FT FOR POB, FT, N 228.73 FT TO N LINE OF SE1

HICKMON CHRISTOPHER JAMES/BURCH LESLIE CAROLYN
289 SW VISTA TER
LAKE CITY, FL 32024

2026

05-4S-16-02773-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

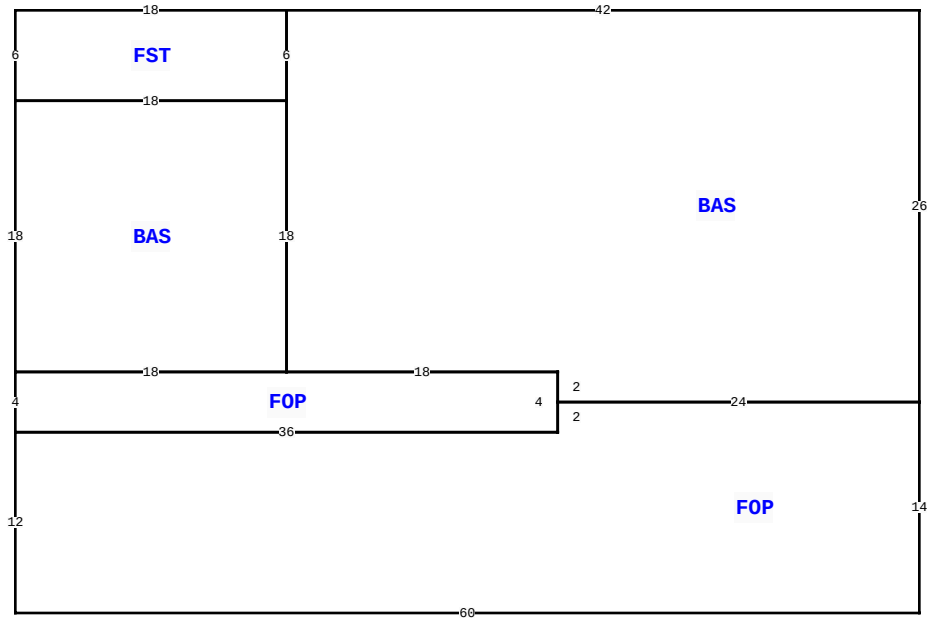
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	5416.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100		324	29,080
BAS	1,056	100		1,056	94,778
FOP	144	30		43	3,859
FOP	768	30		230	20,643
FST	108	55		59	5,296
TOTALS	2,400			1,712	153,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,712	123.2840	138.08	236,393	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1380 HX Base Yr 2020



289 SW VISTA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,655
TOTAL MARKET OB/XF VALUE		1,050
TOTAL LAND VALUE - MARKET		17,998
TOTAL MARKET VALUE		172,703
SOH/AGL Deduction		54,622
ASSESSED VALUE		118,081
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,670
TOTAL JUST VALUE		172,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,703

SALE:2:1: 1 ACRE AND IMP

SALE:1:1: .99 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1376/2111	1/18/2019	WD	Q	I	01	105,000
GRANTOR: KATLYNN KHACHIGAN						
GRANTEE: CHRISTOPHER J HICKM						
1281/0082	9/05/2014	PB	U	I	18	0
GRANTOR: KIMBERLY R HORSLEY ES						
GRANTEE: KATLYNN KHACHIGAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 FST= W18 S6 E18 N6$S6 BAS= W18 S18 E18 N18$ S18 FOP= W18 S4 E36 N4 W18$ E18 S2 FOP= S2 W36 S12 E60 N14 W24$ E24 N26$.

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	0294	SHED WOOD/	0	100	10	15	150.00	UT	5.00	5.00	100	1993	1993	3	100	750	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,050

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/MH	90.00	228.00	0.99	AC		1.00	1.00	1.01	18,000.00	18,180.00	17,998							

REVIEW DATE 09/27/2023 BY KS Total Acres: 0.99 Total Land Value: 17,998 Market: 0 Agricultural: 0 Common: 17,998 PRINTED 06/08/2026 BY SYS