



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	32417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,735	100	
FGR	598	55	
FOP	204	30	
FOP	650	30	
TOTALS	4,187		

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%	- 2024		444,216	2021	2021	0	0	4.00	96.00

Heated Area: 2735 HX Base Yr 2024

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		426,447	
TOTAL MARKET OB/XF VALUE		2,400	
TOTAL LAND VALUE - MARKET		45,500	
TOTAL MARKET VALUE		474,347	
SOH/AGL Deduction		132,320	
ASSESSED VALUE		342,027	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		290,616	
TOTAL JUST VALUE		474,347	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,222	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39098	SFR	0	01/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1567/143	4/22/2026	WD Q	Q	I	01	795,000

GRANTOR: CUSHMAN THOMAS
 GRANTEE: KNIERIM DAVID M
 1378/1999 2/15/2019 WD Q V 01 29,000
 GRANTOR: JANICE L TURBERVILLE
 GRANTEE: THOMAS & WENDY N CU

EXTRA FEATURES		986 SW HILL CREEK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0260	PAVEMENT-A	1,800.00
2	0166	CONC, PAVMT	600.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=40,20] S39 E14 S4 E14 N4 E8 E13 N17 E24 N20 E4 N16 W28 S4 S8 W12 S10 W23 N8 W14 \$	
FOP=[ORIG=40,10] S10 E14 S8 E23 N10 E12 N8 W49 \$	
FGR=[ORIG=89,42] S17 S9 E11 N2 E13 N24 W24 \$	
FOP=[ORIG=54,63] S7 E13 S2 E9 N13 W8 S4 W14 \$	

LAND DESCRIPTION		TOTAL OB/XF 2,400																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	LT		1.00	1.00	0.70	65,000.00	45,500.00	45,500							