COMM AT NW COR OF LOT 15 HOLLY H
S 20 DEG W 182.49 FT TO SW COR O
THENCE N 78 DEG W 213.00 FT, THE

ARCHIE VALERIE
321 SW HIDEAWAY DR
LAKE CITY, FL 32025

**2027**

**07-4S-17-08110-006**

## BUILDING CHARACTERISTICS

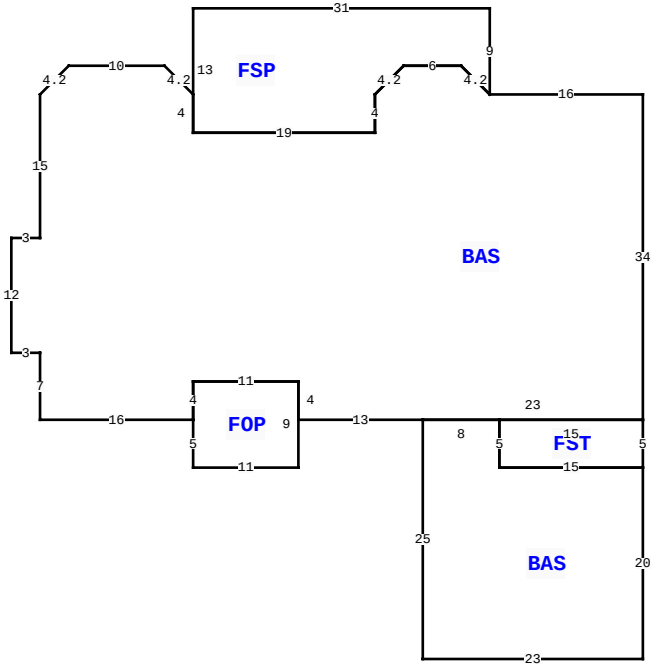
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 7417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 500 | 100 | | 500 | 52,719 |
| BAS | 2,124 | 100 | | 2,124 | 223,950 |
| FOP | 99 | 30 | | 30 | 3,163 |
| FSP | 328 | 40 | | 131 | 13,812 |
| FST | 75 | 55 | | 41 | 4,323 |
| TOTALS | 3,126 | | | 2,826 | 297,967 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,826 | 118.3350 | 130.17 | 367,860 | 2006 | 2006 | 0 | 0 | 0 | 19.00 | 81.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 2624 HX Base Yr 2022




321 SW HIDEAWAY DR, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,717.00 | UT | 2.40 | 2.40 | 100 | 2006 | 2006 | 3 | 100 | 4,121 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,000 | |
| 4 | 0210 | GARAGE U | 0 | 100 | 35 | 30 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 15,000 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 16 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 297,967 |
| TOTAL MARKET OB/XF VALUE | | 21,921 |
| TOTAL LAND VALUE - MARKET | | 17,120 |
| TOTAL MARKET VALUE | | 337,008 |
| SOH/AGL Deduction | | 6,491 |
| ASSESSED VALUE | | 330,517 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 279,106 |
| TOTAL JUST VALUE | | 337,008 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 342,433 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000053812 | Electrical Servic | | 08/11/2025 |
| 24061 | SFR | 606 | 01/23/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1424/0206 | 11/12/2020 | WD | Q | I | 01 | 280,000 |
| GRANTOR: LINDA S DOWLING | | | | | | |
| GRANTEE: VALERIE ARCHIE | | | | | | |
| 1406/1975 | 12/18/2019 | QC | U | I | 11 | 100 |
| GRANTOR: NEW GENERATION CHRIST | | | | | | |
| GRANTEE: LINDA S DOWLING | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W16 FSP= N9 W31 S13 E19 N4 R3 U3 E6 D3 R3 $ L3 U3 W6 D3 L3 S4 W19 N4 L3 U3 W10 D3 L3 S15 W3 S12 E3 S7 E16 FOP= S5 E11 N9 W11 S4$ N4 E11 S4 E13 BAS= S25 E23 N20 FST= N5 W15 S5 E15$ W15 N5 W8$ E23 N34$.

## LAND DESCRIPTION

TOTAL OB/XF 21,921

| 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 | 1.07 | AC | | 1.00 | 1.00 | 1.00 | 16,000.00 | 16,000.00 | 17,120 | | | | | | | |

REVIEW DATE 08/27/2025 BY tommy Total Acres: 1.07 Total Land Value: 17,120 Market: 0 Agricultural: 0 Common: 17,120 PRINTED 11/17/2026 BY SYS