LOT 31 COUNTRY VILLAGE S/D

493-628, 860-1348, 885-190, WD 1

HARDMAN RYAN LEE/HARDMAN LEANDRA VICTORIA
166 SW KAREN CT
LAKE CITY, FL 32025

2027

07-4S-17-08120-031

BUILDING CHARACTERISTICS

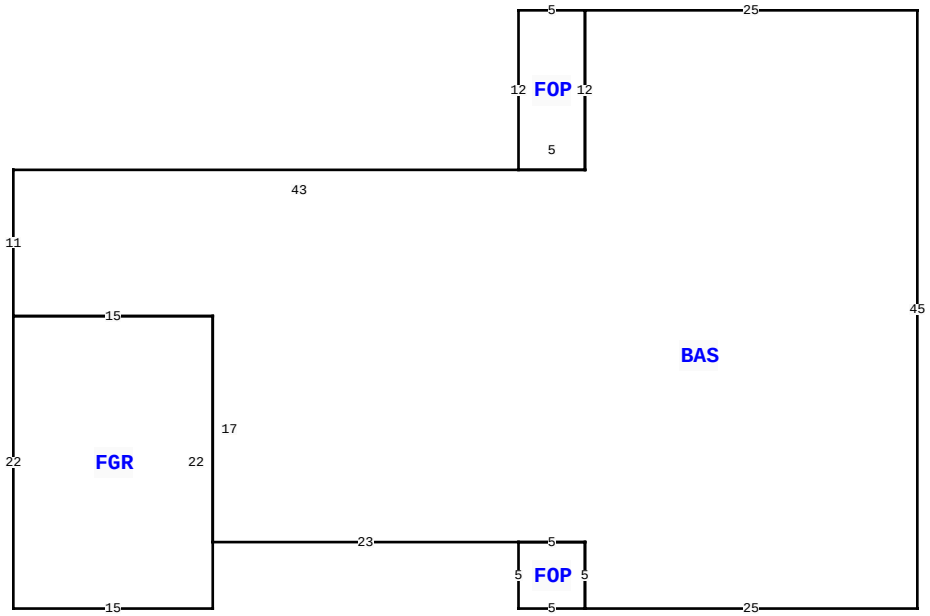
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	03	MASONRY 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 06
NEIGHBORHOOD/LOC	7417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,074	100		2,074	218,089
FGR	330	55		182	19,138
FOP	25	30		8	842
FOP	60	30		18	1,893
TOTALS	2,489			2,282	239,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	112.4640	123.71	282,306	1999	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2025 Heated Area: 2074 HX Base Yr 2025



166 SW KAREN CT, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	658.00	UT	1.50	1.50	100	1999	1999	3	100	987	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,960
TOTAL MARKET OB/XF VALUE		4,587
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		263,047
SOH/AGL Deduction		0
ASSESSED VALUE		263,047
TOTAL EXEMPTION VALUE	HX HB 13	263,047
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		263,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14258	SFR	310	07/10/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2227	2/10/2023	WD	Q	I	01	315,000
GRANTOR: HAMRIC BRADY J						
GRANTEE: HARDMAN RYAN LEE						
1381/0248	3/25/2019	WD	Q	I	01	138,000
GRANTOR: JOHN M & CONNIE F GRU						
GRANTEE: BRADY J & JESSICA H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= W5 S12 E5 N12$ S12 W43 S11 FGR= S22 E15 N22 W15$ E15 S17 E23 FOP= S5 E5 N5 W5$ E5 S5 E25 N45$.

LAND DESCRIPTION

TOTAL OB/XF 4,587

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/20/2023 BY ME Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS