BEG SW COR OF NE1/4 OF SW1/4 OF
N 60 FT, E 75 FT, N 601.91 FT, W
S 779.87 FT, E 382.79 FT, N 117.

HILTON BRIAN D/HILTON REGINA L
943 SW SEVILLE PL
LAKE CITY, FL 32024

2027

08-5S-16-03489-001

BUILDING CHARACTERISTICS

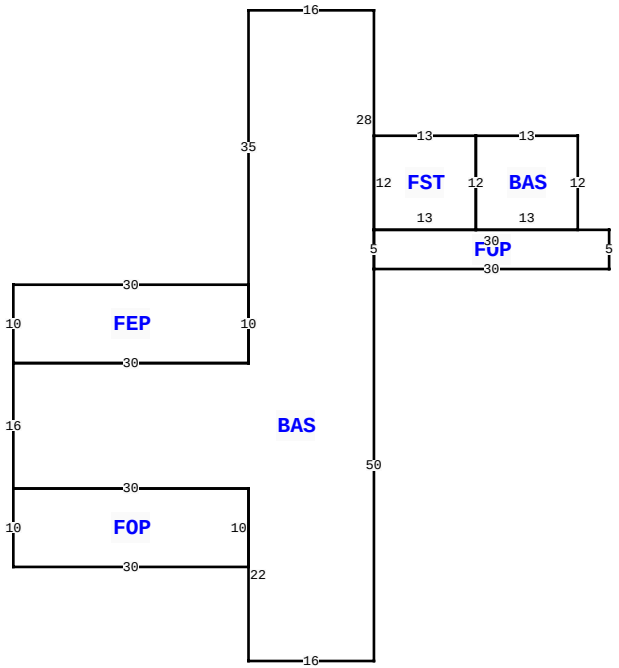
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 02
NEIGHBORHOOD/LOC	8516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	11,716
BAS	1,808	100		1,808	135,782
FEP	300	80		240	18,025
FOP	150	30		45	3,379
FOP	300	30		90	6,759
FST	156	55		86	6,458
TOTALS	2,870			2,425	182,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,425	105.0390	115.54	280,184	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1964 HX Base Yr 1997



943 SW SEVILLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,120
TOTAL MARKET OB/XF VALUE		12,240
TOTAL LAND VALUE - MARKET		94,680
TOTAL MARKET VALUE		289,040
SOH/AGL Deduction		126,035
ASSESSED VALUE		163,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		111,594
TOTAL JUST VALUE		289,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,350

BLDG:2:1: NEWM MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050638	Electrical Servic	0	08/22/2024
25142	M H	606	10/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1375/1927	1/03/2019	LE	U	I	14	100
GRANTOR: BRIAN & REGINA HILTON						
GRANTEE: BRIAN & REGINA HILT						
0819/2252	3/19/1996	WD	Q	I		90,000
GRANTOR: JOHN M & LORA M SMITH						
GRANTEE: BRIAN & REGINA HILT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S35 FEP= W30 S10 E30 N10$ S10 W30 S16 FOP= S10E30 N10 W30$ E30 S22 E16 N50 FOP= E30 N5 W30 S5$ N5 FST= E13 BAS= E13 N12 W13 S12$ N12 W13 S12$ N28$.

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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,710	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	430	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 12,240

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	6.89	AC		1.00	1.00	1.00	12,000.00	12,000.00	82,680							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 03/25/2026 BY robin Total Acres: 7.89 Total Land Value: 94,680 Market: 0 Agricultural: 0 Common: 94,680 PRINTED 11/17/2026 BY SYS