

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.

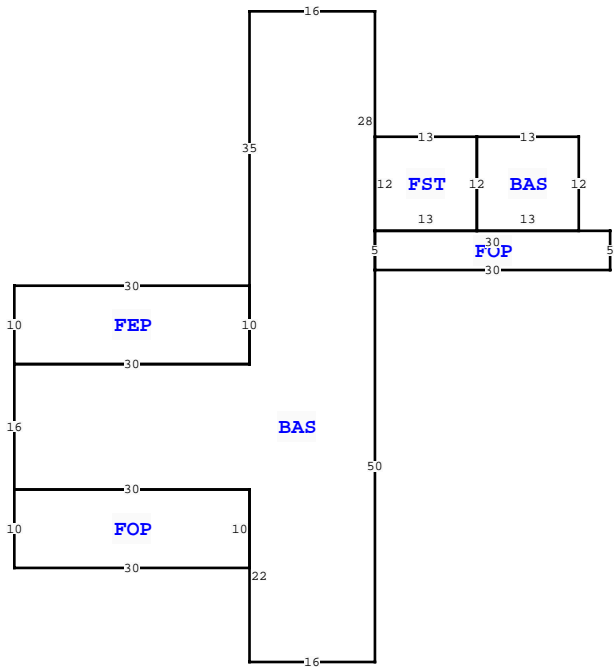
HILTON BRIAN D/HILTON REGINA L
943 SW SEVILLE PL
LAKE CITY, FL 32024

2026

08-5S-16-03489-001
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	90
Interior Floor	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
BAS	156	100	
BAS	1,808	100	
FEP	300	80	
FOP	150	30	
FOP	300	30	
FST	156	55	
TOTALS	2,870		

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	117.64	285,277	1987	1987	0	0	35.00	65.00
1 SINGLE FAM 100% - 1997 Heated Area: 1964 HX Base Yr 1997											



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				185,430		
TOTAL MARKET OB/XF VALUE				12,240		
TOTAL LAND VALUE - MARKET				94,680		
TOTAL MARKET VALUE				292,350		
SOH/AGL Deduction				134,722		
ASSESSED VALUE				157,628		
TOTAL EXEMPTION VALUE				HX HB 51,411		
BASE TAXABLE VALUE				106,217		
TOTAL JUST VALUE				292,350		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				272,925		
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	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															BLD DATE			LGL DATE				
L N	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	BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
1	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,710				05/06/2026		MLU
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						
TOTAL OB/XF 12,240																						

LAND DESCRIPTION										TOTAL OB/XF														
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	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							