LOT 1 BLOCK B HILLS OF HUNTSVILL
WD 1234-189, WD 1298-1746, WD 14

PARK JAMES/PARK RHONDA
256 NW LEVI GLN
LAKE CITY, FL 32055

2027

09-3S-16-02032-211

BUILDING CHARACTERISTICS

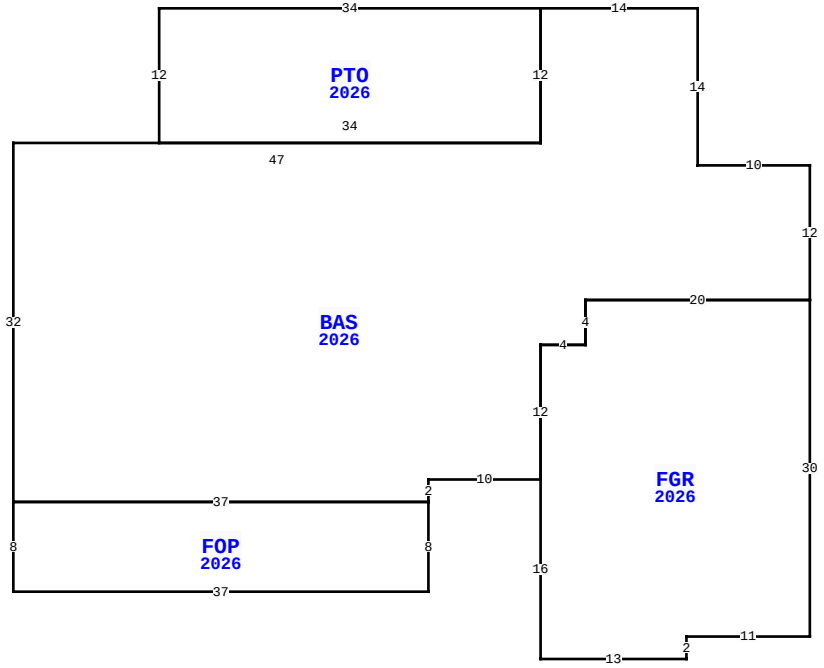
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	8316.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2026	1,984	241,671
FGR	730	55	2026	402	48,968
FOP	296	30	2026	89	10,841
PTO	408	5	2026	20	2,436
TOTALS	3,418			2,495	303,916

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,495	110.7400	121.81	303,916	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1984 HX Base Yr 2026



256 NW LEVI GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
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	460.00	UT	3.50	3.50	100	2026	2025		100	1,610	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		303,916
TOTAL MARKET OB/XF VALUE		1,610
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		370,526
SOH/AGL Deduction		59,270
ASSESSED VALUE		311,256
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		254,845
TOTAL JUST VALUE		370,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,065

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052000	New Residential C	419,000	01/06/2025
000051808	Right-of-Way Acce		12/12/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2029	8/02/2024	WD	Q	V	01	70,000
GRANTOR: NEWBERRY CHARLES M						
GRANTEE: PARK JAMES						
1481/1350	12/19/2022	WD	Q	V	01	55,000
GRANTOR: WESTRIDGE INC						
GRANTEE: NEWBERRY CHARLES M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=1,-11] W10 N14 W14 S12 W47 S32 E37 N2 E10 N12 E4 N4 E20 N12 $
PTO=[YR=2026;ORIG=-57,-25] E34 S12 W34 N12 $
FOP=[YR=2026;ORIG=-70,19] E37 S8 W37 N8 $
FGR=[YR=2026;ORIG=1,1] W20 S4 W4 S12 S16 E13 N2 E11 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,610

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	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 03/19/2026 BY robin Total Acres: 5.04 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS