LOT 4 BLOCK B HILLS OF HUNTSVILL
WD 1232-2297, WD 1321-180, WD 13

BAKSHI PREETPAL/BAKSHI SIMARAN
498 NW LEVI GLN
LAKE CITY, FL 32055

2027

09-3S-16-02032-214

BUILDING CHARACTERISTICS

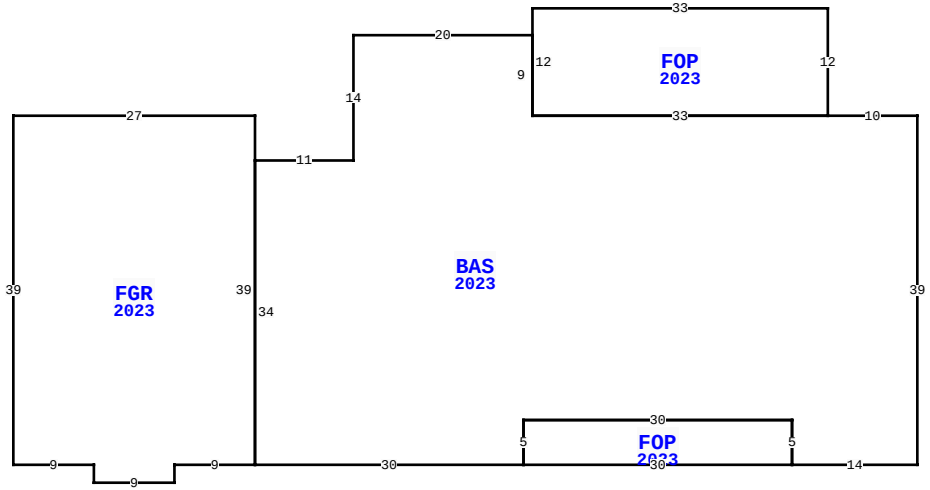
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,861	100	2023	2,861	368,070
FGR	1,071	55	2023	589	75,775
FOP	150	30	2023	45	5,789
FOP	396	30	2023	119	15,310
TOTALS	4,478			3,614	464,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,614	120.5710	132.63	479,325	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2025 Heated Area: 2861 HX Base Yr 2025



498 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	400.00	UT	3.00	3.00	100	2023	2022		100	1,200	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	464,945
TOTAL MARKET OB/XF VALUE	6,600
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	536,545
SOH/AGL Deduction	71,273
ASSESSED VALUE	465,272
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	413,861
TOTAL JUST VALUE	536,545
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	544,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050390	Electrical Servic	0	07/18/2024
000042259	New Residential C	470,000	07/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2743	4/17/2024	WD	Q	I	01	615,000
GRANTOR: HUTCHERSON JOHN WILLI						
GRANTEE: BAKSHI PREETPAL						
1425/78	11/11/2020	WD	Q	V	01	45,000
GRANTOR: RODRIGUEZ EFREN &						
GRANTEE: HUTCHERSON JOHN WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=31,-20] W10 W33 N9 W20 S14 W11 S34 E30 N5 E30 S5 E14 N39 $
FOP=[YR=2023;ORIG=-12,-32] E33 S12 W33 N12 $
FOP=[YR=2023;ORIG=-13,14] E30 S5 W30 N5 $
FGR=[YR=2023;ORIG=-43,-20] W27 S39 E9 S2 E9 N2 E9 N39 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,600

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 07/25/2024 BY TW Total Acres: 5.05 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS