

E 517 FT OF SW1/4 OF NE1/4 AS LI
RD, EX 3.73 AC IN NE COR DESC OR
& EX ADD RD R/W AS DESC IN ORB 9

HANCOCK STELLA MAE KOON
1690 SW COUNTY ROAD 252 B
LAKE CITY, FL 32024-9201

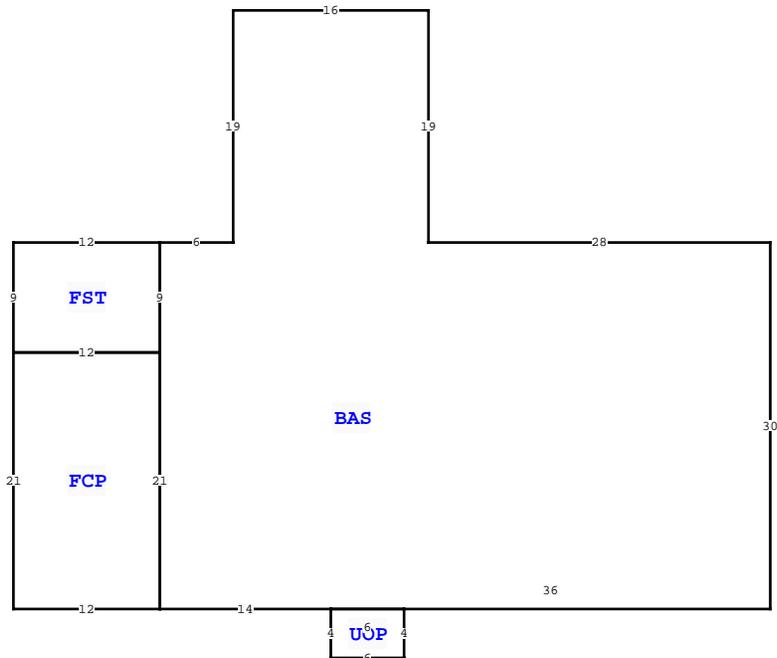
2026

10-4S-16-02843-000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	07 CORK/VTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	10416.00 1.00/
AREA TYPE	TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS	1,804 100 1,804 147,818
FCP	252 25 63 5,162
FST	108 55 59 4,835
UOP	24 20 5 410
TOTALS	2,188 1,931 158,224

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,931	110.5800	126.06	243,422	1965	1965	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1804 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	158,224			
TOTAL MARKET OB/XF VALUE	2,874			
TOTAL LAND VALUE - MARKET	89,100			
TOTAL MARKET VALUE	169,076			
SOH/AGL Deduction	92,577			
ASSESSED VALUE	76,499			
TOTAL EXEMPTION VALUE	HX HB WX SL 76,499			
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	250,198			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	247,424			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042840	Roof Replacement	8,500	09/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 N19 W16 S19 W6 FST= W12S9 E12 N9\$ S9 FCP= W12 S21 E12 N21\$ S21 E14 UOP= S4 E6 N4 W6\$ E36 N30\$.	

EXTRA FEATURES																
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
1	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
2	0260	PAVEMENT-A	0	100	9	75	UT	0.00	0.00	100	0	0	3	100	324	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	50	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,200	

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	5200	A	CROPLAND 2	0		A-1	0.00	0.00	9.40	AC		1.00	1.00	1.00	370.00	370.00	3,478							
2	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	9.40	AC		1.00	1.00	1.00	9,000.00	9,000.00	84,600							