

COMM NE COR OF SE1/4 OF SW1/4, R
FOR POB, RUN W 549.41 FT, S 416.
A 60 FT EASEMENT, RUN E 547.69 F

CASSIDY JO-ANN GAIL
529 SW SUNNY ACRES GLN
LAKE CITY, FL 32024

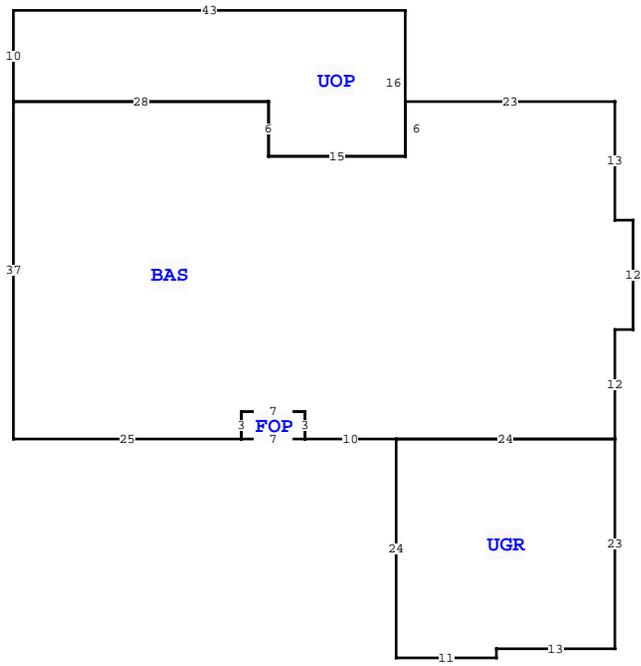
2026

10-5S-16-03525-213



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Interior Floor	00	N/A	0
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	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	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	10516.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,355	100	
FOP	21	30	
UGR	563	45	
UOP	520	20	
TOTALS	3,459		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2	SINGLE FAM	100%	- 2022									
				Heated Area: 2355				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				113,609		
TOTAL MARKET OB/XF VALUE				3,000		
TOTAL LAND VALUE - MARKET				63,000		
TOTAL MARKET VALUE				179,609		
SOH/AGL Deduction				28,767		
ASSESSED VALUE				150,842		
TOTAL EXEMPTION VALUE				HX HB SX 101,411		
BASE TAXABLE VALUE				49,431		
TOTAL JUST VALUE				179,609		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				175,550		
SALE:3:1: 5.25 AC \$.70 STAMPS						
SALE:2:1: REPO						
SALE:1:1: WELL & SEPTIC INCLUDED						
BLDG:1:1: SAND MH						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
25240	SFR	688	11/20/2006			
7960	M H	100	01/11/1994			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1061/2789	10/14/2005	QC	Q	V	06	100
GRANTOR: DAVI HUMMELL						
GRANTEE: JO-ANN GAIL CASSIDY						
1031/1887	11/23/2004	WD	Q	I		35,000
GRANTOR: DOTTIE T DENNARD						
GRANTEE: DAVID J HUMMELL & J						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[ORIG=40,50] E25 N3 E7 S3 E10 E24 N12 E2 N12 W2 N13 W23 S6 W15 N6 W28 S37 \$						
UOP=[ORIG=40,13] E28 S6 E15 N16 W43 S10 \$						
POP=[ORIG=65,50] E7 N3 W7 S3 \$						
UGR=[ORIG=82,74] E11 N1 E13 N23 W24 S24 \$						

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	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,400	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				1,600	

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	5.25	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,000								