NE1/4 OF SE1/4 EX 10 AC OFF W SI
COR OF SE1/4 OF SE1/4. & EX 19.8
QC 1482-2484

HERNDON JACK R JR/HERNDON REBECCA
474 SW OAK HILL CT
LAKE CITY, FL 32024

2027

11-4S-16-02921-000

BUILDING CHARACTERISTICS

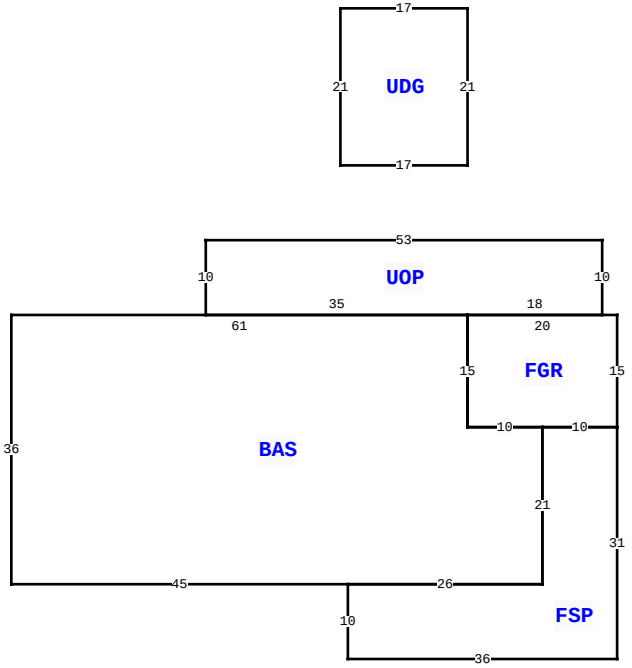
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,406	100		2,406	192,845
FGR	300	55		165	13,225
FSP	570	40		228	18,275
UDG	357	55		196	15,710
UOP	530	20		106	8,496
TOTALS	4,163			3,101	248,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,101	112.1000	123.31	382,304	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2406 HX Base Yr



474 SW OAK HILL CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	75	1993	1993	3	75	810	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
5	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
6	0280	POOL R/CON	0	100	0	0	585.00	UT	70.00	70.00	100	2013	2013	3	74	30,303	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
9	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		399,804
TOTAL MARKET OB/XF VALUE		36,513
TOTAL LAND VALUE - MARKET		138,190
TOTAL MARKET VALUE		445,704
SOH/AGL Deduction		108,913
ASSESSED VALUE		336,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		285,380
TOTAL JUST VALUE		574,507
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		581,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37812	STORAGE	604	03/01/2019
30734	POOL	240	01/22/2013

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S36 E45 FSP= S10 E36 N31 W10 S21 W26$ E26 N21 FGR= E10 N15 W20 S15 E10$ W10 N15$ UOP= E18 N10 W53 S10 E35$ PTR=N20 UDG= N21 W17S21 E17$ S20$.

LAND DESCRIPTION

TOTAL OB/XF 36,513

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	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	19.17	AC		1.00	1.00	1.00	281.00	281.00	5,387							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	19.17	AC		1.00	1.00	1.00	7,000.00	7,000.00	134,190							

REVIEW DATE 01/11/2024 BY KS Total Acres: 20.17 Total Land Value: 9,387 Market: 134,190 Agricultural: 5,387 Common: 4,000 PRINTED 11/17/2026 BY SYS

NE1/4 OF SE1/4 EX 10 AC OFF W SI
COR OF SE1/4 OF SE1/4. & EX 19.8
QC 1482-2484

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2027

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BUILDING CHARACTERISTICS

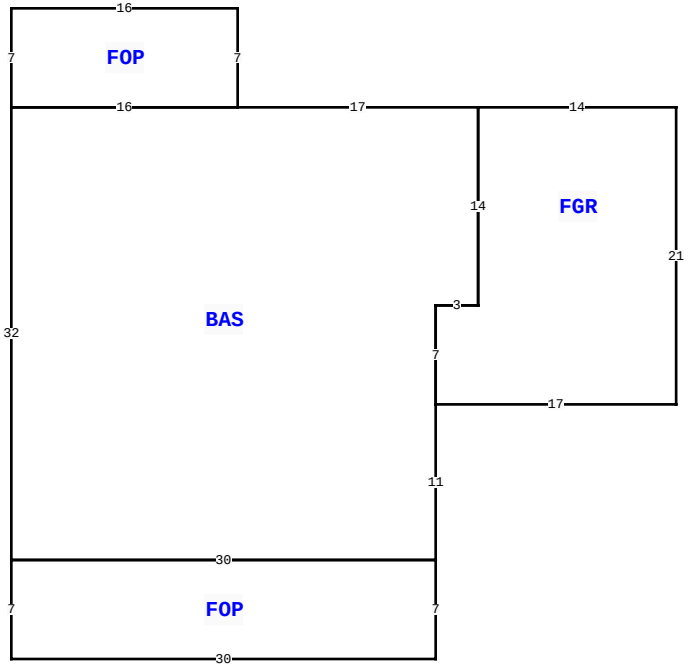
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,002	100		1,002	119,148
FGR	315	55		173	20,572
FOP	112	30		34	4,043
FOP	210	30		63	7,492
TOTALS	1,639			1,272	151,254

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,272	115.0000	126.50	160,908	2020	2020	0	0	1	5.00	94.00

2 SINGLE FAM 0% - 0 Heated Area: 1002 HX Base Yr



474 SW OAK HILL CT, LAKE CITY

BLD DATE		LGL DATE	04/09/2025 MLU
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N7 W16 S7 E16$ W16 S32 FOP= S7 E30 N7 W30$ E30 N11 FGR= E17 N21 W14 S14 W3 S7$ N7 E3 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/11/2024 BY KS Total Acres: 20.17 Total Land Value: 9,387 Market: 134,190 Agricultural: 5,387 Common: 4,000 PRINTED 11/17/2026 BY SYS