

COMM NW COR OF SW1/4 OF NW1/4, E  
32.30 FT TO POB CONT S 920.23 FT  
N 10 E 21.92 FT, N 398.20 FT, N

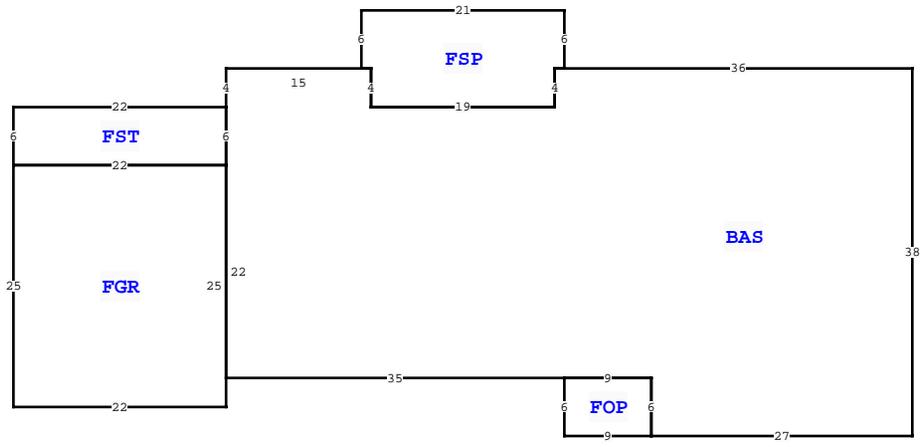
HP RENTALS 1 LLC  
1676 SE FAMILY RD  
LULU, FL 32061

**2026**

13-5S-17-09223-001  
VALUATION SUMMARY

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	05 AVERAGE 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 80
Interior Wall	04 PLYWOOD 20
Interior Floor	14 CARPET 80
Interior Floor	06 VINYL ASB 20
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
Architectural	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 02

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,830	114.2400	127.95	362,098	1978	1978	0	0	35.00	65.00		
2 SINGLE FAM 0% - 0 Heated Area: 2358 HX Base Yr													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100		2,358	196,109
FGR	550	55		302	25,117
FOP	54	30		16	1,331
FSP	202	40		81	6,737
FST	132	55		73	6,071
<b>TOTALS</b>	<b>3,296</b>			<b>2,830</b>	<b>235,364</b>

264 SE FAMILY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	0	14	24	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	0	14	24	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		235,364	
TOTAL MARKET OB/XF VALUE		2,200	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		243,304	
SOH/AGL Deduction		0	
ASSESSED VALUE		243,304	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		243,304	
TOTAL JUST VALUE		252,564	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		252,564	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36930	REMODEL	75	07/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/1703	3/09/2020	WD	U	I	30	100
GRANTOR: DICKS HARRY G						
GRANTEE: HP RENTALS 1 LLC						
1361/1524	6/02/2018	WD	U	I	30	80,000
GRANTOR: STEPHEN MICHAEL DICKS						
GRANTEE: HARRY G & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W36 FSP= N6 W21 S6 E1 S4 E19 N4 E1\$ W1 S4 W19 N4 W15S4 FST= W22 S6 E22 N6\$ S6 FGR= W22 S25 E22 N25\$ S22 E35FOP= S6 E9 N6 W9\$ E9 S6 E27 N38\$.

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	5,000							
2	5200	A	CROPLAND 2	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	10,000							