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

2027

13-5S-17-09223-001

BUILDING CHARACTERISTICS

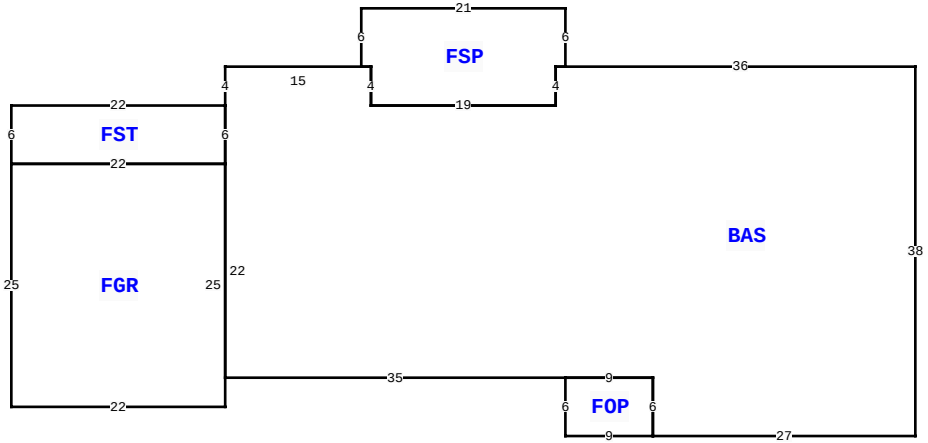
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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 02
NEIGHBORHOOD/LOC	13517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,358	100		2,358	192,599
FGR	550	55		302	24,667
FOP	54	30		16	1,307
FSP	202	40		81	6,616
FST	132	55		73	5,962
TOTALS	3,296			2,830	231,152

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	125.66	355,618	1978	1978	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 2358 HX Base Yr



264 SE FAMILY RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/17/2022 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	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	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	0	14	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	231,152
TOTAL MARKET OB/XF VALUE	2,200
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	239,092
SOH/AGL Deduction	0
ASSESSED VALUE	239,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,092
TOTAL JUST VALUE	248,352
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 2,200

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	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							

REVIEW DATE 08/01/2017 BY DF Total Acres: 3.00 Total Land Value: 5,740 Market: 10,000 Agricultural: 740 Common: 5,000 PRINTED 11/17/2026 BY SYS