LOT 7 HUNNINGTON PLACE PHS 1.

WD 1123-1693, WD 1127-1732, 1734

HERRIN JOSHUA
254 SW NEWLYWED CT
LAKE CITY, FL 32024

2026

14-4S-16-02973-107

BUILDING CHARACTERISTICS

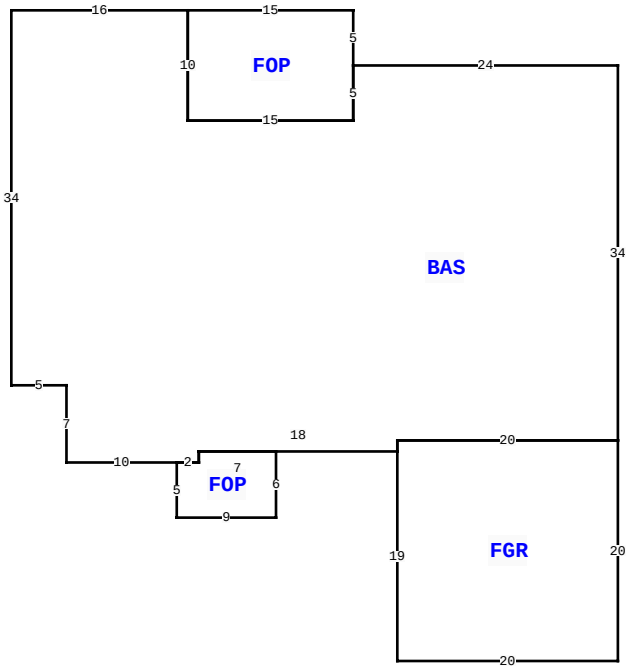
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	14416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,892	100		1,892	244,019
FGR	400	55		220	28,375
FOP	52	30		16	2,064
FOP	150	30		45	5,804
TOTALS	2,494			2,173	280,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,173	126.5418	141.73	307,979	2016	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2026 Heated Area: 1892 HX Base Yr 2026



254 SW NEWLYWED CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	982.00	UT	2.00	2.00	100	2016	2016	3	100	1,964	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	280,261
TOTAL MARKET OB/XF VALUE	4,564
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	319,825
SOH/AGL Deduction	0
ASSESSED VALUE	319,825
TOTAL EXEMPTION VALUE	HX HB 13 319,825
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	319,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	322,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33003	SFR	715	05/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2017	7/25/2025	WD	Q	I	01	379,000
GRANTOR: OLENHOUSE RICHARD VAN						
GRANTEE: HERRIN JOSHUA						
1321/1350	8/31/2016	WD	Q	I	01	212,500
GRANTOR: BRADLEY FRANKS CONSTR						
GRANTEE: RICHARD VANCE & WHI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N5 W15 S10 E15 N5$ S5 W15 N10 W16 S34 E5 S7 E10
FOP= S5 E9 N6 W7 S1 W2$ E2 N1 E18 FGR= S19 E20 N20 W20 S1$ N1
E20 N34$.

LAND DESCRIPTION

TOTAL OB/XF 4,564

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/01/2025 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/06/2026 BY SYS