

COMM INTERS N R/W CR-245 & E R/W  
N 640.27 FT, E 384.89 FT FOR POB  
E 150 FT, S 314.11 FT, W 154.56

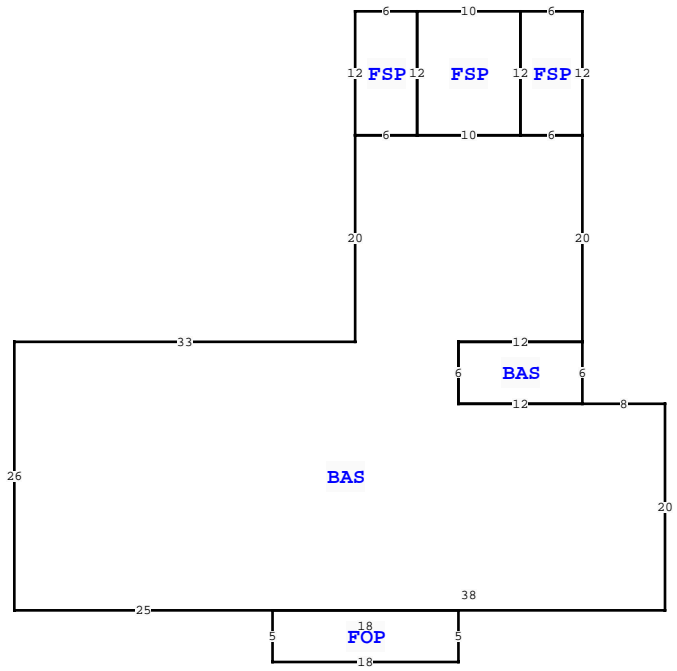
HANSEN DENNIS T/HANSEN RHONNA LEA  
319 SE ANDREWS DR  
LAKE CITY, FL 32025

**2026**

14-4S-17-08346-050  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	05	AVERAGE	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	72	100	
BAS	1,958	100	
FOP	90	30	
FSP	72	40	
FSP	72	40	
FSP	120	40	
TOTALS	2,384		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
Heated Area: 2030 HX Base Yr 2023												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			260,783
TOTAL MARKET OB/XF VALUE			21,788
TOTAL LAND VALUE - MARKET			19,620
TOTAL MARKET VALUE			302,191
SOH/AGL Deduction			10,191
ASSESSED VALUE			292,000
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			235,589
TOTAL JUST VALUE			302,191
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044867	Remodel	7,958	06/15/2023
000044971	Storage Building	10,267	07/15/2022
25676	POOL ENCL	95	03/29/2007
25363	POOL	195	01/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/1491	5/24/2022	WD	Q	I	01	300,000
GRANTOR: ASTLEY DORINDA S						
GRANTEE: HANSEN DENNIS T						
1452/1684	11/15/2021	WD	Q	I	01	264,000
GRANTOR: JENKINSON KRISTI W						
GRANTEE: ASTLEY DORINDA S						

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	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	300	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0280	POOL R/CON	0	100	26	10	UT	70.00	70.00	100	2007	2007	3	54	9,828	
5	0031	BARN, MT AE	0	100	0	0	UT	15.00	15.00	100	2023	2022		100	9,360	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.09	AC		1.00	1.00	1.00	18,000.00	18,000.00	19,620							

TOTAL OB/XF													21,788											
REVIEW DATE 09/09/2022 BY ME Total Acres: 1.09 Total Land Value: 19,620 Market: 0 Agricultural: 0 Common: 19,620 PRINTED 06/23/2026 BY SYS																								