

LOT 14 PRICE CREEK LANDING
790-68, 792-2458, WD 1061-402, W

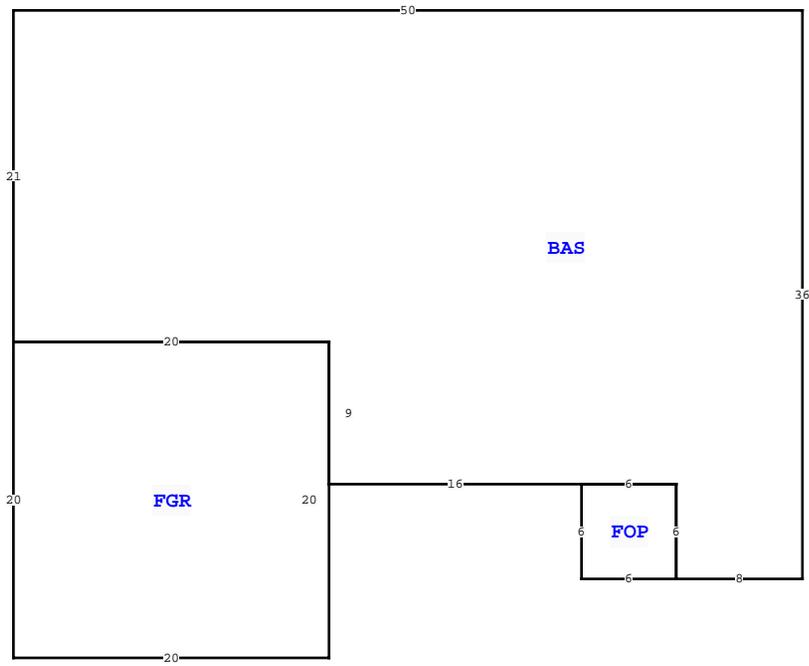
HANKINS MICHAEL
162 SE ANDREWS DR
LAKE CITY, FL 32025

2026

14-4S-17-08354-114
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 80	
Exterior Wall	19	COMMON BRK 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 50	
Interior Floor	15	HARDTILE 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,368	100	
FGR	400	55	
FOP	36	30	
TOTALS	1,804		

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%	- 2025								
				Heated Area: 1368			HX Base Yr 2025				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			191,708
TOTAL MARKET OB/XF VALUE			3,632
TOTAL LAND VALUE - MARKET			22,000
TOTAL MARKET VALUE			217,340
SOH/AGL Deduction			2,507
ASSESSED VALUE			214,833
TOTAL EXEMPTION VALUE	HX HB 13		214,833
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			217,340
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			209,185

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049769	Roof Replacement	10,400	05/09/2024
23988	M H	463	12/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1520/2003	7/25/2024	WD	Q	I	01	255,000
GRANTOR: ULMAN MARY ANN						
GRANTEE: HANKINS MICHAEL						
1137/1217	11/16/2007	WD	Q	I	01	100
GRANTOR: MARY ANN ULMAN						
GRANTEE: MARY ANN ULMAN TRUS						

EXTRA FEATURES		TOTALS	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0258	PATIO	500.00

TOTAL OB/XF												3,632				
L	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	3.00	3.00	100	2006	2006	3	100	3,132	
2	0258	PATIO	0	100	0	0	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION											
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D
1	0100	C	SFR	100			0.00	0.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	22,000.00	22,000.00	22,000							

BUILDING NOTES											
BAS= W50 S21 FGR= S20 E20 N20 W20\$ E20 S9 E16 FOP= S6 E6 N6 W6\$ E6 S6 E8 N36\$.											

BUILDING DIMENSIONS											
BAS= W50 S21 FGR= S20 E20 N20 W20\$ E20 S9 E16 FOP= S6 E6 N6 W6\$ E6 S6 E8 N36\$.											