

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.5	1.5	100
Architectual	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	14516.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
FGR	676	55	
FOP	77	30	
FOP	294	30	
FOP	336	30	
FUS	663	100	
UST	276	45	
TOTALS	4,158		

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%	- 1998		432,688	1997	1997	0	0	29.40	70.60	
Heated Area: 2499 HX Base Yr 1998												

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		305,478	
TOTAL MARKET OB/XF VALUE		66,325	
TOTAL LAND VALUE - MARKET		100,800	
TOTAL MARKET VALUE		472,603	
SOH/AGL Deduction		117,159	
ASSESSED VALUE		355,444	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		304,033	
TOTAL JUST VALUE		472,603	
NCON VALUE		600	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		454,301	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044412	Roof Replacement	5,500	05/11/2022
12874	M H	125	08/08/1997
11373	SFR	330	07/05/1996
7211	M H	60	05/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/1307	1/06/2023	QC	U	I	11	100
GRANTOR: HALL SAMUEL L						
GRANTEE: HALL SAMUEL L						
1481/1307	1/06/2023	QC	U	I	11	100
GRANTOR: HALL SAMUEL L						
GRANTEE: HALL SAMUEL L						

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	0030	BARN,MT	0	0	36	48	1,728.00	UT	10.00	100	1997	1997	3	100	17,280	
2	0210	GARAGE U	0	0	24	28	672.00	UT	3.60	100	0	0	3	100	2,419	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	8,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	100	0	0	3	100	500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2019	2019	3	100	500	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	1993	1993	3	100	1,200	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	100	2009	2009	3	100	50	
8	0296	SHED METAL	0	0	12	28	336.00	UT	11.00	100	2009	2009	3	100	3,696	
9	0080	DECKING	0	0	16	20	320.00	UT	6.50	100	2009	2009	3	100	2,080	
10	0001	RES MISC	0	100	0	0	1.00	UT	30,000.00	100	2023	2022		100	30,000	

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	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	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000								
2	0100	C	SFR	0		A-1	0.00	0.00	6.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,800								
TOTAL OB/XF 65,725																									

BUILDING NOTES												
BAS= W8 S24 E8 S12 FOP= S7 E42 N7 W42\$ E42 N16 FOP= E11 N7 W11 S7\$ N7 E11 N12 FGR= N5 E16 N23 W27 S28 E11\$ W11 N1 FOP= N8 W42 S8 E42\$ W42\$ PTR= N30 FUS= N16 W14 S7 W15 N7 W14 S16 E5 S10 E4 N10 E25 S10 E4 N10 E5\$ S30\$ PTR= N60 E30 UST= E23 N12 W23 S12\$ S60 W30\$.												

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	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000								
2	0100	C	SFR	0		A-1	0.00	0.00	6.40	AC		1.00	1.00	1.00	12,000.00	12,000.00	76,800								

COMM NE COR OF NW1/4 OF SE1/4, R
 FOR POB, S 666.52 FT, W 599.30 F
 NW1/4 OF SE1/4, RUN 665.38 FT TO

HALL SAMUEL L/HALL TAMMY D
 213 SW FANTASIA WAY
 LAKE CITY, FL 32024

2026

14-5S-16-03621-004


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
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																				PERMIT NUM DESCRIPTION AMT ISSUED SALES DATA OFF RECORD Number DATE TYPE INST Q / V / RSN SALE PRICE 1481/1307 1/06/2023 QC U I 11 100 GRANTOR: HALL SAMUEL L GRANTEE: HALL SAMUEL L 1481/1307 1/06/2023 QC U I 11 100 GRANTOR: HALL SAMUEL L GRANTEE: HALL SAMUEL L											
																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/06/2026 MLU											
DOR CODE 0100 SINGLE FAMILY MAP NUM MKT AREA 02 NEIGHBORHOOD/LOC 14516.00 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS										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 11 0070 CARPORT UF 0 100 0 0 1.00 UT 600.00 600.00 100 2026 2025 100 600										BUILDING NOTES BUILDING DIMENSIONS											
LAND DESCRIPTION L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV										TOTAL OB/XF 600																					
REVIEW DATE 02/06/2026 BY JB Total Acres: 8.40 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 05/08/2026 BY SYS																															