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

2027

14-5S-16-03621-004

BUILDING CHARACTERISTICS

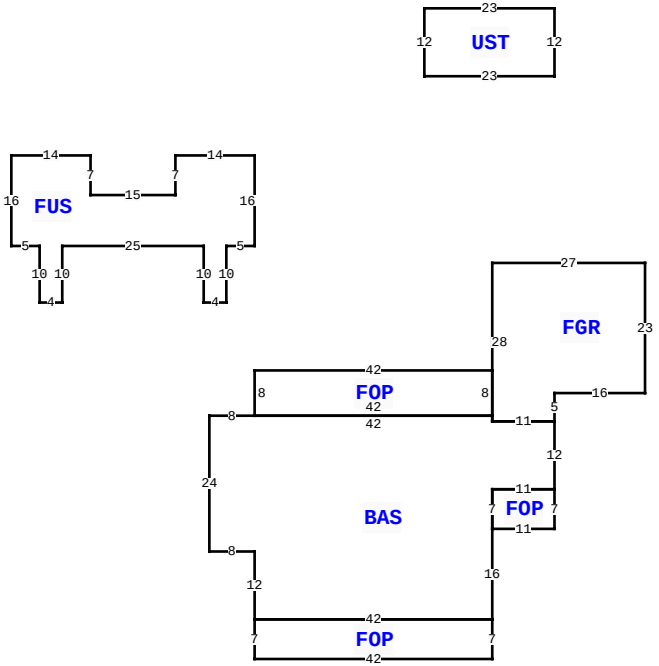
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	168,741
FGR	676	55		372	34,189
FOP	77	30		23	2,114
FOP	294	30		88	8,088
FOP	336	30		101	9,282
FUS	663	100		663	60,934
UST	276	45		124	11,396
TOTALS	4,158			3,207	294,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,207	118.3497	130.18	417,487	1997	1997	0	0	0	29.40	70.60

1 SINGLE FAM 100% - 1998 Heated Area: 2499 HX Base Yr 1998



213 SW FANTASIA WAY, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0030	BARN,MT	0	0	36	48	1,728.00	UT	10.00	10.00	100	1997	1997	3	100	17,280	
2	0210	GARAGE U	0	0	24	28	672.00	UT	3.60	3.60	100	0	0	3	100	2,419	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	8,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
6	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
8	0296	SHED METAL	0	0	12	28	336.00	UT	11.00	11.00	100	2009	2009	3	100	3,696	
9	0080	DECKING	0	0	16	20	320.00	UT	6.50	6.50	100	2009	2009	3	100	2,080	
10	0001	RES MISC	0	100	0	0	1.00	UT	30,000.00	30,000.00	100	2023	2022		100	30,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,746
TOTAL MARKET OB/XF VALUE		66,325
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		461,871
SOH/AGL Deduction		95,096
ASSESSED VALUE		366,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,364
TOTAL JUST VALUE		461,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055788	Storage Building	25,750	06/02/2026
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						

BUILDING NOTES

BUILDING DIMENSIONS

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

TOTAL OB/XF 65,725

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		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							

REVIEW DATE 02/06/2026 BY JB Total Acres: 8.40 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 11/17/2026 BY SYS

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

2027

14-5S-16-03621-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		294,746
TOTAL MARKET OB/XF VALUE		66,325
TOTAL LAND VALUE - MARKET		100,800
TOTAL MARKET VALUE		461,871
SOH/AGL Deduction		95,096
ASSESSED VALUE		366,775
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		315,364
TOTAL JUST VALUE		461,871
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		467,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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

REVIEW DATE 02/06/2026 BY JB Total Acres: 8.40 Total Land Value: 100,800 Market: 0 Agricultural: 0 Common: 100,800 PRINTED 11/17/2026 BY SYS