BEG AT NE COR OF SW1/4 OF SW
1/4, S 626.74 FT TO N R/W OF
CECILEY PLACE, SW ALONG R/W

HAMMOCK ROSS/HAMMOCK E BROOKE
437 NW CECILEY PL
LAKE CITY, FL 32055

2027

15-2S-16-01612-003

BUILDING CHARACTERISTICS

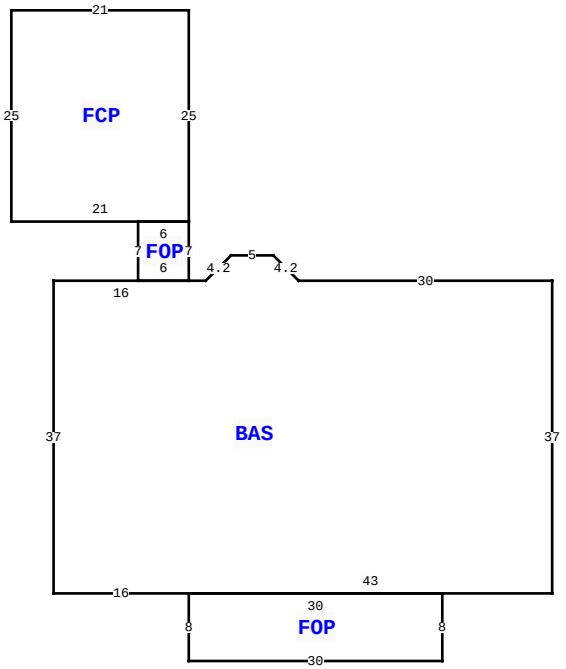
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	15216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,207	100		2,207	233,033
FCP	525	25		131	13,832
FOP	42	30		13	1,373
FOP	240	30		72	7,602
TOTALS	3,014			2,423	255,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,423	114.2757	125.70	304,571	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2010 Heated Area: 2207 HX Base Yr 2010



437 NW CECILEY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	07/27/2022 SPF

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	8	142	1,136.00	UT	2.00	2.00	100	2013	2013	3	100	2,272	
2	0030	BARN,MT	0	0	26	35	910.00	UT	11.00	11.00	100	2018	2018	3	100	10,010	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,840
TOTAL MARKET OB/XF VALUE		12,282
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		279,710
SOH/AGL Deduction		85,508
ASSESSED VALUE		194,202
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,791
TOTAL JUST VALUE		313,122
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		317,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27740	SFR	854	04/13/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/0560	11/17/2008	WD	Q	V	01	100

GRANTOR: PAUL R BEAUCHAMP AS T

GRANTEE: W ROSS & E BROOKE H

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 U3 L3 W5 D3 L3 W2 FOP= N7 FCP= N25 W21 S25 E21$
W6 S7 E6$ W16 S37 E16 FOP= S8 E30 N8 W30$ E43 N37 $.

LAND DESCRIPTION

TOTAL OB/XF 12,282

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	5400	A	TIMBER 1	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	647.00	647.00	2,588							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 5.00 Total Land Value: 11,588 Market: 36,000 Agricultural: 2,588 Common: 9,000 PRINTED 11/17/2026 BY SYS