LOT 3 CALLAWAY S/D UNIT 1.

819-193, 884-1238, WD 1034-199,

ARMENTEROS PAOLA/QUILES FRANCES
162 SW HANCOCK ST
LAKE CTIY, FL 32024

2027

15-4S-16-03023-103

BUILDING CHARACTERISTICS

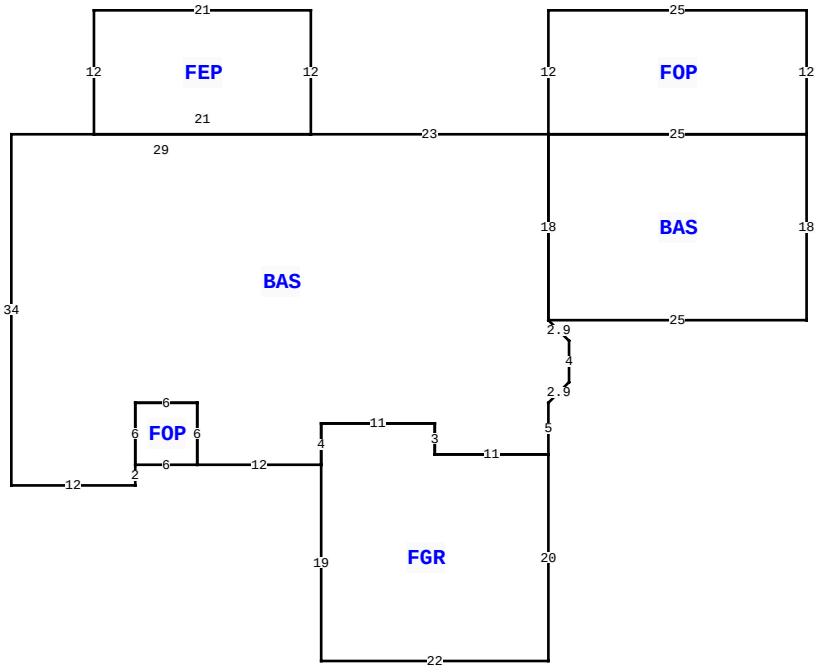
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 50
Interior Floo	13	LAM/VNLPLK 30
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		15416.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100		450	44,329
BAS	1,609	100		1,609	158,499
FEP	252	80		202	19,898
FGR	473	55		260	25,612
FOP	36	30		11	1,084
FOP	300	30		90	8,866
TOTALS	3,120			2,622	258,287

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	137.7684	151.55	397,364	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2059 HX Base Yr 2022



162 SW HANCOCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	258,287
TOTAL MARKET OB/XF VALUE	10,844
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	304,131
SOH/AGL Deduction	23,681
ASSESSED VALUE	280,450
TOTAL EXEMPTION VALUE	HX HB WX 98 280,450
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	304,131
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048586	Roof Replacement	17,700	11/06/2023
5718	ADDN SFR	205	04/11/2007
23509	ADDN SFR	120	08/18/2005
15776	SFR	255	07/14/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1443/638	7/23/2021	WD	Q	I	01	268,000
GRANTOR: WHITE TOMMY D						
GRANTEE: ARMENTEROS PAOLA						
1227/0744	12/29/2011	WD	Q	I	01	139,000
GRANTOR: RUTH KOONS FNA RUTH L						
GRANTEE: TOMMY D & MARGARET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 W29 S34 E12 N2 N6 E6 S6 E12 N4 E11 S3 E11 N5 U2R2 N4 U2L2 N18 $
FGR=[ORIG=-22,32] S19 E22 N20 W11 N3 W11 S4 $
BAS=[ORIG=0,18] E25 N18 W25 S18 $
FEP=[ORIG=-23,0] N12 W21 S12 E21 $
FOP=[ORIG=-40,32] E6 N6 W6 S6 $
FOP=[DPR_YEAR=2021;ORIG=25,-12] W25 S12 E25 N12 $
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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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,422.00	UT	2.00	2.00	100	1999	1999	3	100	2,844	
3	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	100	600	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
6	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 10,844

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/30/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS