LOT 5 CALLAWAY S/D UNIT 1.

819-193, 855-108, 867-1834, 880-

GIERBOLINI JIMMY
163 SW HANCOCK CT
LAKE CITY, FL 32024

2027

15-4S-16-03023-105

BUILDING CHARACTERISTICS

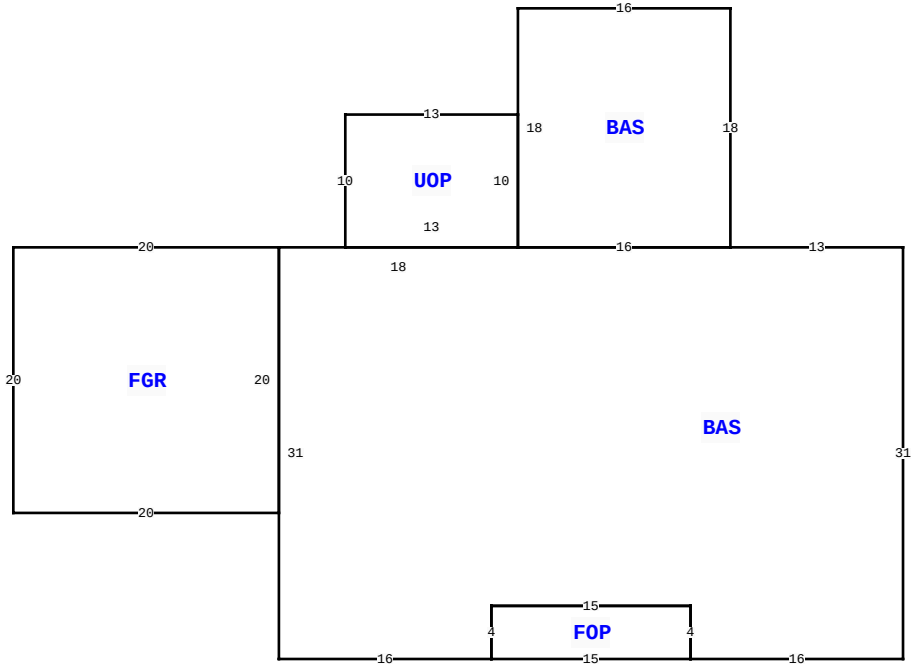
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	288	100		288	28,664
BAS	1,397	100		1,397	139,044
FGR	400	55		220	21,897
FOP	60	30		18	1,792
UOP	130	20		26	2,588
TOTALS	2,275			1,949	193,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,949	125.5810	138.14	269,235	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2001 Heated Area: 1685 HX Base Yr 2001



163 SW HANCOCK CT, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	0166	CONC,PAVMT	0	100	0	0	1,570.00	UT	1.50	1.50	100	1999	1999	3	100	2,355	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	1999	1999	3	100	2,160	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		193,984
TOTAL MARKET OB/XF VALUE		4,715
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		233,699
SOH/AGL Deduction		99,596
ASSESSED VALUE		134,103
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		32,692
TOTAL JUST VALUE		233,699
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14587	SFR	230	10/06/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/1447	5/06/2026	WD	Q	I	01	289,900
GRANTOR: STIGLIANO KELLY J						
GRANTEE: GIERBOLINI JIMMY						
1524/2578	10/02/2024	LE	U	I	14	100
GRANTOR: ATWOOD MARY L (ENH LE						
GRANTEE: STIGLIANO KELLY J (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 BAS= N18 W16 S18 E16$ W16 UOP= N10 W13 S10 E13$W18 FGR= W20 S20 E20 N20$ S31 E16 FOP= E15 N4 W15 S4$ N4 E15 S4 E16 N31$.

LAND DESCRIPTION

TOTAL OB/XF 4,715

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 09/17/2026 BY TP Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS