LOT 6 CALLAWAY S/D UNIT 1.
ORB 819-193, 831-521,
897-865,

LEE DANIEL S/LEE ROSEMARY C
145 SW HANCOCK CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

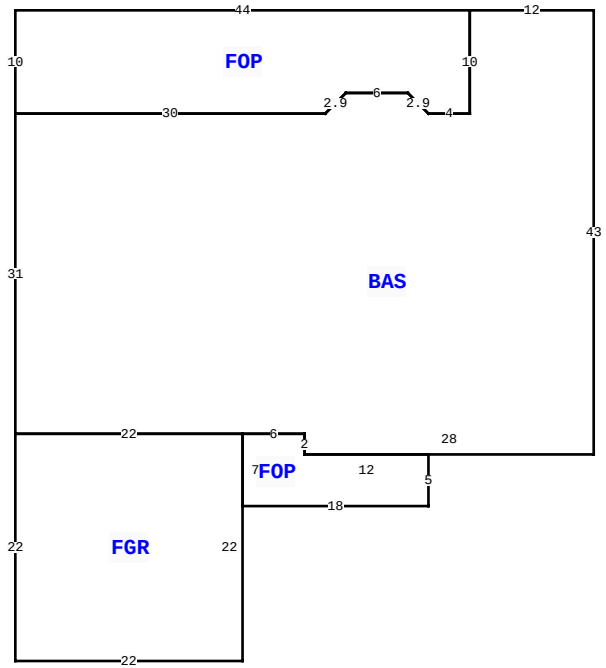
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	1,928	100		1,928	218,650
FGR	484	55		266	30,167
FOP	102	30		31	3,516
FOP	424	30		127	14,403
TOTALS	2,938			2,352	266,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,352	132.6402	151.21	355,646	2000	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2001 Heated Area: 1928 HX Base Yr 2001



145 SW HANCOCK CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		266,734
TOTAL MARKET OB/XF VALUE		7,224
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,958
SOH/AGL Deduction		134,485
ASSESSED VALUE		174,473
TOTAL EXEMPTION VALUE	HX HB 13	174,473
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		308,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15993	SFR	270	09/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0897/0865	2/18/2000	WD	Q	I		105,400
GRANTOR: B ZECHER						
GRANTEE: DANIEL & ROSEMARY L						
0831/0521	11/21/1996	WD	U	V	35	41,700
GRANTOR: DANIEL CRAPPS TRUSTEE						
GRANTEE: BRYAN ZECHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W44 S10 E30 U2 R2 E6 R2 D2 E4 N10$ S10 W4 U2 L2 W6 L2 D2 W30 S31 FGR= S22 E22 N22 W22$ E22 FOP= S7 E18 N5 W12 N2 W6$ E6 S2 E28 N43$.

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	1,693.00	UT	1.50	1.50	100	2000	2000	3	100	2,540	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	
3	0210	GARAGE U	0	100	16	16	256.00	UT	14.00	14.00	100	2007	2007	3	100	3,584	
4	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 7,224

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 05/12/2026 BY SYS