LOT 7 CALLAWAY S/D UNIT 1.

819-193, 830-2347, 897-851, WD 1

OWENS RALPH N/OWENS MARY E
119 SW HANCOCK CT
LAKE CITY, FL 32024-4153

2027

15-4S-16-03023-107

BUILDING CHARACTERISTICS

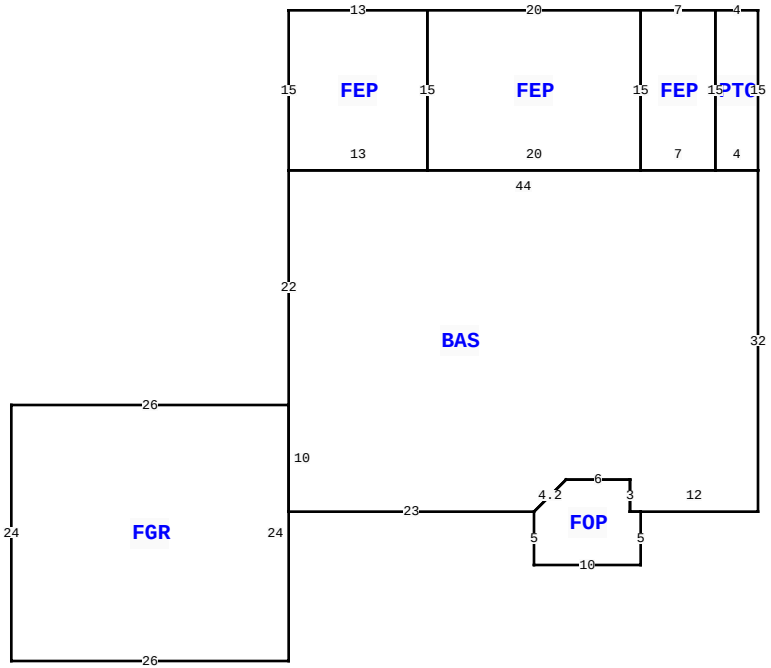
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	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	1,386	100		1,386	146,790
FEP	105	80		84	8,896
FEP	195	80		156	16,522
FEP	300	80		240	25,418
FGR	624	55		343	36,327
FOP	73	30		22	2,330
PTO	60	5		3	318
TOTALS	2,743			2,234	236,600

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	135.0360	148.54	331,838	1997	1997	0	0	0	28.70	71.30

1 SINGLE FAM 100% - 2016 Heated Area: 1386 HX Base Yr 2016



119 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	1,340.00	UT	1.50	1.50	100	1997	1997	3	100	2,010	
2	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	2004	2004	3	100	960	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	6,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		236,600
TOTAL MARKET OB/XF VALUE		9,470
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		281,070
SOH/AGL Deduction		84,134
ASSESSED VALUE		196,936
TOTAL EXEMPTION VALUE	HX HB 13	196,936
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		281,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26136	MAINT/ALTR	125	08/16/2007
11730	SFR	240	10/07/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/229	9/05/2023	LE	U	I	14	100
GRANTOR: OWENS RALPH N						
GRANTEE: OWENS RALPH N (ENH						
1301/2640	9/29/2015	WD	Q	I	01	159,000
GRANTOR: JO ANN RICHARDSON (SI						
GRANTEE: RALPH N & MARY E OW						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N15 W4 FEP= W7 FEP= W20 FEP= W13 S15 E13 N15$ S15 E20 N15$ S15 E7 N15$ S15 E4$ BAS= W44 S22 FGR= W26 S24 E26 N24$S10 E23 FOP= S5E10N5 W1 N3 W6 D3 L3 $ R3 U3 E6 S3 E12 N32$.

LAND DESCRIPTION

TOTAL OB/XF 9,470

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 06/19/2024 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS