

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2700	03	1,932	108.5700	97.71	188,776	1984	1984	0	0	50.00	50.00

1 DUPLEX 0% - 2026 Heated Area: 1628 HX Base Yr

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	94,388		
TOTAL MARKET OB/XF VALUE	1,700		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	114,588		
SOH/AGL Deduction	0		
ASSESSED VALUE	114,588		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	114,588		
TOTAL JUST VALUE	114,588		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	109,342		

SALE:3:1: 5 PARCELS (068) & 08480-001, 003 & 005
 SALE:2:1: INCLUDED 08360-068
 SALE:1:1: LOT 57 VILLAGE WOOD UNIT 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051813	Roof Replacement	16,800	12/12/2024

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1557/1422	12/23/2025	QC	U	I	11	100	

GRANTOR: O'LEARY MICHAEL
 GRANTEE: O'LEARY CLARA
 0814/0926 11/10/1995 WD Q I 50,500
 GRANTOR: WILLIAM E CALEY SR
 GRANTEE: MICHAEL & CLARA O'L

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,628	100		1,628	79,536
FGR	240	55		132	6,449
FGR	240	55		132	6,449
FOP	48	30		14	684
FOP	48	30		14	684
PTO	120	5		6	293
PTO	120	5		6	293
TOTALS	2,444			1,932	94,388

L	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,400	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

EXTRA FEATURES		252 SE HANOVER PL, LAKE CITY	
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BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS= W13 PTO= N10 W12 S10 E12\$ W38 PTO= N10 W12 S10 E12\$ W25 S29 E14 FOP= E12 N4 W12S4\$ N4 E12 FGR= S4 E12 N20 W12 S16\$ N16 E12 FGR= S20 E12N20 W12\$ E12 S16 FOP= S4 E12 N4 W12\$ E12 S4 E14 N29\$.			

LAND DESCRIPTION										TOTAL OB/XF															
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0			A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							