LOT 9 TIMBERLANE S/D.

688-768, 759-1314, 889-1741, FJ

HAMMONS WENDY
167 SW CATES ST
LAKE CITY, FL 32024

2027

15-5S-16-03622-059

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 20
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	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

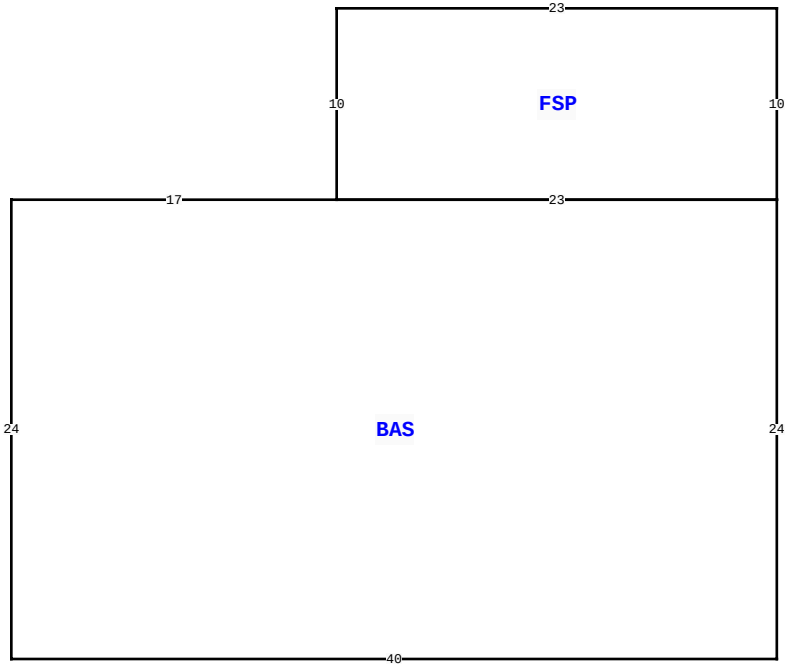
NEIGHBORHOOD/LOC 15516.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	81,638
FSP	230	40		92	7,823
TOTALS	1,190			1,052	89,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,052	118.9320	130.83	137,633	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 960 HX Base Yr 2015



167 SW CATES ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
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	0040	BARN,POLE	0	100	16	16	256.00	UT	2.50	2.50	60	1993	1993	3	60	384	
2	0210	GARAGE U	0	100	30	30	900.00	UT	16.00	16.00	75	2007	2007	3	75	10,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		89,461
TOTAL MARKET OB/XF VALUE		11,184
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		122,645
SOH/AGL Deduction		40,678
ASSESSED VALUE		81,967
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		25,556
TOTAL JUST VALUE		122,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,266

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1613	3/15/2024	WD	U	I	11	100
GRANTOR: CHANCEY KENNETH D JR						
GRANTEE: CHANCEY KENNETH D J						
1277/0641	6/27/2014	WD	U	I	12	45,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: KENNETH D CHANCEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S24 E40 N24 FSP= N10 W23 S10 E23$ W23$.

LAND DESCRIPTION

TOTAL OB/XF 11,184

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 02/18/2026 BY KS Total Acres: 2.85 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 11/17/2026 BY SYS