LOT 2 HI-DRI ACRES UNIT 1.
473-702, WD 1237-883, DC 1532-22

HYNES RICHARD & BARBARA O REVOCABLE FAMILY TRUST
7219 NE 21ST PL
HIGH SPRINGS, FL 32643

2027

15-5S-16-03623-002

BUILDING CHARACTERISTICS

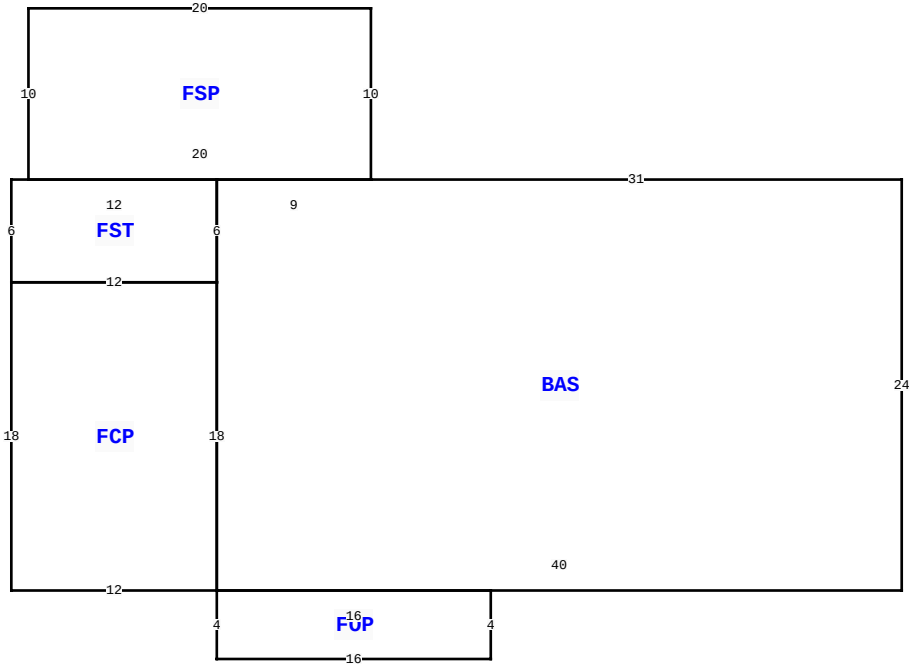
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	72,116
FCP	216	25		54	4,057
FOP	64	30		19	1,427
FSP	200	40		80	6,010
FST	72	55		40	3,005
TOTALS	1,512			1,153	86,614

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,153	105.0600	115.57	133,252	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



233 SW RAVEN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0296	SHED METAL	0	0	10	16	160.00	UT	5.00	5.00	40	1993	1993	3	40	320	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	86,614
TOTAL MARKET OB/XF VALUE	3,120
TOTAL LAND VALUE - MARKET	29,920
TOTAL MARKET VALUE	119,654
SOH/AGL Deduction	0
ASSESSED VALUE	119,654
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	119,654
TOTAL JUST VALUE	119,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044622	Roof Replacement	12,225	06/06/2022
40933	REMODEL	0	11/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/0883	6/21/2012	WD	U	V	11	100
GRANTOR: RICHARD & BARBARA O H						
GRANTEE: RICHARD & BARBARA O						
0619/0277	1/01/1987	WD	Q	V	01	6,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N10 W20 S10 E20$ W9 FST= W12 S6 E12 N6$ S6 FCP= W12 S18 E12 N18 $ S18 FOP= S4 E16 N4 W16$ E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 3,120

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	0		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,920							

REVIEW DATE 02/17/2026 BY KS Total Acres: 1.87 Total Land Value: 29,920 Market: 0 Agricultural: 0 Common: 29,920 PRINTED 11/17/2026 BY SYS