LOT 63 & 64 HI-DRI ACRES UT 2.
502-551, LE 756-746, LE 757-1174

HEATHERTON APRIL/HEATHERTON KURTIS
1037 HAILTON VALLEY RD
CRAB ORCHARD, KY 40419

2027

15-5S-16-03626-063

BUILDING CHARACTERISTICS

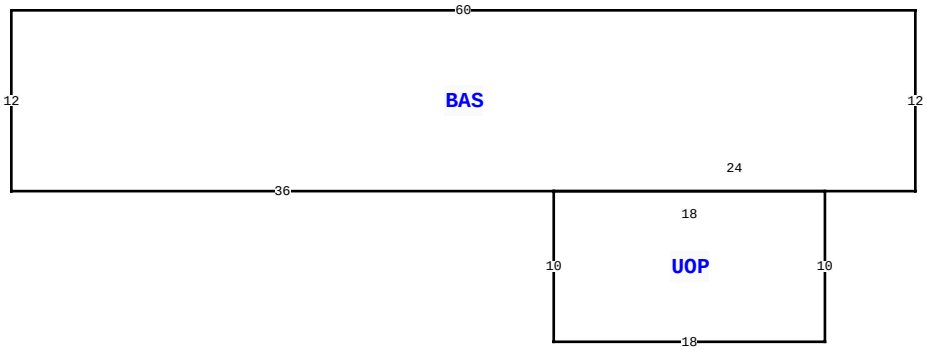
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
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	720	100		720	7,268
UOP	180	25		45	454
TOTALS	900			765	7,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	765	56.0880	33.65	25,742	1974	1974	0	0	10	60.00	30.00

1 MOBILE HME 0% - 2026 Heated Area: 720 HX Base Yr



323 SW GULL DR, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	32,249
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	30,384
TOTAL MARKET VALUE	71,233
SOH/AGL Deduction	0
ASSESSED VALUE	71,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,233
TOTAL JUST VALUE	71,233
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,678

XFOB:1:1: STATE M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/1441	11/17/2025	PB	U	I	18	0
GRANTOR: WELLS JOHN						
GRANTEE: HEATHERTON APRIL						
1264/2690	11/12/2013	QC	U	I	11	13,000
GRANTOR: CAROL MCKAY						
GRANTEE: JOHN WELLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E36 UOP= S10 E18 N10 W18$ E24 N12$.

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	0102	C	SFR/MH	0			0.00	0.00	1.05	AC		1.00	1.00	0.90	16,000.00	14,400.00	15,120							
2	0100	C	SFR	0			0.00	0.00	1.06	AC		1.00	1.00	0.90	16,000.00	14,400.00	15,264							

REVIEW DATE 02/12/2026 BY KS Total Acres: 2.11 Total Land Value: 30,384 Market: 0 Agricultural: 0 Common: 30,384 PRINTED 11/17/2026 BY SYS

LOT 63 & 64 HI-DRI ACRES UT 2.
502-551, LE 756-746, LE 757-1174

HEATHERTON APRIL/HEATHERTON KURTIS
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BUILDING CHARACTERISTICS

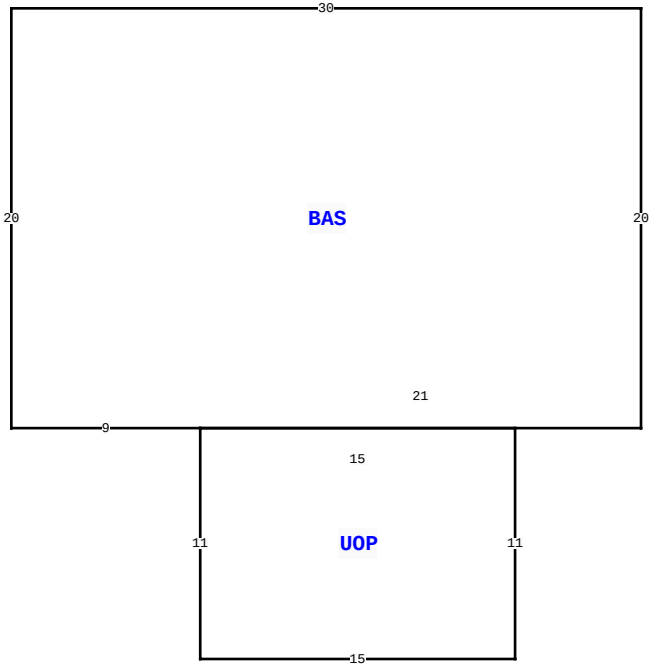
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0102	SFRES/MOBILE HOME
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	600	100		600	23,248
UOP	165	20		33	1,279
TOTALS	765			633	24,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	633	54.1872	59.61	37,733	1990	1990	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2026 Heated Area: 600 HX Base Yr



323 SW GULL DR, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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ASSESSED VALUE	71,233
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,233
TOTAL JUST VALUE	71,233
NCON VALUE	0
INCOME VALUE	
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GRANTEE: HEATHERTON APRIL						
1264/2690	11/12/2013	QC	U	I	11	13,000
GRANTOR: CAROL MCKAY						
GRANTEE: JOHN WELLS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S20 E9 UOP= S11 E15 N11 W15$ E21 N20$.

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

TOTAL OB/XF 0

LAND DESCRIPTION

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

REVIEW DATE 02/12/2026 BY KS Total Acres: 2.11 Total Land Value: 30,384 Market: 0 Agricultural: 0 Common: 30,384 PRINTED 11/17/2026 BY SYS