

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,698	100	2024
FGR	483	55	2024
FOP	90	30	2024
FOP	120	30	2024
TOTALS	2,391		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025								
Heated Area: 1698						HX Base Yr 2025					

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			258,319	
TOTAL MARKET OB/XF VALUE			2,460	
TOTAL LAND VALUE - MARKET			35,000	
TOTAL MARKET VALUE			295,779	
SOH/AGL Deduction			0	
ASSESSED VALUE			295,779	
TOTAL EXEMPTION VALUE	HX HB SX		101,411	
BASE TAXABLE VALUE			194,368	
TOTAL JUST VALUE			295,779	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			298,415	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052349	Roof Replacement	10,000	02/17/2025
000044792	New Residential C	170,000	06/24/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1565/1797	4/13/2026	WD Q	Q	I	01	330,000
GRANTOR: HERNANDEZ IRMA						
GRANTEE: SABUJ RAHANUL ISLAM						
1436/2793	4/28/2021	WD Q	V	01		25,000
GRANTOR: HILL DIANE						
GRANTEE: HERNANDEZ IRMA						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,698	100	2024	1,698	216,392
FGR	483	55	2024	266	33,899
FOP	90	30	2024	27	3,441
FOP	120	30	2024	36	4,587
TOTALS	2,391			2,027	258,319

282 SW KIMBERLY LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																				
L N	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		820.00	UT	3.00				3.00	100	2024	2023	100	2,460	

BUILDING NOTES											
BAS=[YR=2024;ORIG=71,10] S29 E30 N6 E10 E26 N23 W8 W12 W46 \$ FOP=[YR=2024;ORIG=117,0] S10 E12 N10 W12 \$ FOP=[YR=2024;ORIG=101,33] S6 S3 E10 N9 W10 \$ FGR=[YR=2024;ORIG=137,10] S23 E21 N23 W21 \$											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							