

BEG SW COR OF SE1/4 OF NW1/4 OF
 230.06 FT, E 315.33 FT, N 405.26
 R/W TAMARAC LANE, E 20 FT, S 635

HERMESMAN ABAGAIL/HANCOCK CHRISTOPHER
 521 NW NYE HUNTER DR
 LAKE CITY, FL 32055

2026

16-4S-16-03041-030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
																				VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,150 TOTAL LAND VALUE - MARKET 20,286 TOTAL MARKET VALUE 27,436 SOH/AGL Deduction 0 ASSESSED VALUE 27,436 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 27,436 TOTAL JUST VALUE 27,436 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 24,055																							
																				SALE:3:1: 1.96 ACRES WITH IMP SALE:2:1: CASE #90-26-CP FINAL ORDER SALE:1:1: 1.96 AC																							
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TOTALS																				676 SW LEGION DR, LAKE CITY																							
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	0296	SHED METAL	0 0	12 12	1.00	UT	0.00	0.00	100	0	0	3	100	150																													
2	9945	Well/Sept	0 0	0 0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																													
TOTAL OB/XF 7,150																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	0700	C	MISC RES	0		00	0.00	0.00	1.96	AC		1.00	1.00	0.90	11,500.00	10,350.00	20,286																										
REVIEW DATE 04/02/2026 BY Nick Total Acres: 1.96 Total Land Value: 20,286 Market: 0 Agricultural: 0 Common: 20,286 PRINTED 06/08/2026 BY SYS																																											