COMM NW COR OF E1/2 OF SEC, RUN
S 2027.66 FT, E 1171.21 FT, S 86
A POB, RUN S 1540.29 FT, W 558.2

HICKEY JOHN J/HICKEY PEGGY LEE
P O BOX 3425
LAKE CITY, FL 32056

2027

17-3S-16-02162-012

BUILDING CHARACTERISTICS

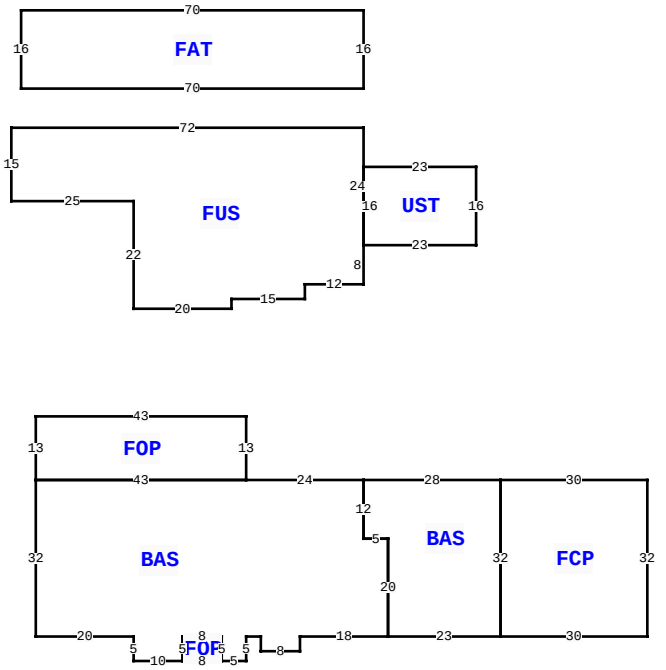
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	17316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100		796	70,809
BAS	2,343	100		2,343	208,424
FAT	1,120	20		224	19,926
FCP	960	25		240	21,350
FOP	40	30		12	1,067
FOP	559	30		168	14,944
FUS	2,024	100		2,024	180,046
UST	368	45		166	14,767
TOTALS	8,210			5,973	531,333

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,973	120.6975	132.77	793,035	1992	1992	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 0 Heated Area: 5163 HX Base Yr



327 NW CARR CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	531,333
TOTAL MARKET OB/XF VALUE	127,776
TOTAL LAND VALUE - MARKET	146,925
TOTAL MARKET VALUE	671,814
SOH/AGL Deduction	279,761
ASSESSED VALUE	392,053
TOTAL EXEMPTION VALUE	HX HB 96 392,053
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	806,034
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	815,679

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054154	Remodel	10,979	09/26/2025
000047363	Solar Power Syste	59,900	02/26/2024
000048244	Solar Power Syste	39,161	09/21/2023
000046968	Electrical Servic	0	04/14/2023
000042588	Roof Replacement	37,705	08/19/2021
13815	POOL	110	03/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1218/2762	7/25/2011	WD	U	I	11	100
GRANTOR: JOHN J & PEGGY LEE HI						
GRANTEE: JOHN J & PEGGY LEE						
1218/0488	7/14/2011	WD	U	I	11	100
GRANTOR: JOHN J HICKEY						
GRANTEE: JOHN J & PEGGY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N13 W43 S13 E43$ W43 S32 E20 S5 E10 FOP= E8 N5 W8 S5$ N5 E8 S5 E5 N5 E3S3 E8 N3 E18 BAS= E23 FCP= E30 N32 W30 S32$ N32 W28 S12 E5 S20$ N20 W5N12$ PTR=N40 FUS= N8 UST= E23 N16 W23 S16$ N24 W72 S15 E25 S22 E20N2 E15 N3 E12$ PTR= N40 FAT= N16 W70 S16 E70$ S40$ S40$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0020	BARN,FR	0	100	50	22	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0258	PATIO	0	100	18	20	360.00	UT	1.40	1.40	100	0	0	3	100	504	
6	0280	POOL R/CON	0	100	20	40	800.00	UT	70.00	70.00	100	1998	1998	3	40	22,400	
7	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	5,500	
8	0169	FENCE/WOOD	0	100	0	0	168.00	UT	3.00	3.00	100	1998	1998	3	100	504	
9	0282	POOL ENCL	0	100	28	56	2,128.00	UT	15.00	15.00	100	2005	2005	3	40	12,768	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

TOTAL OB/XF 50,276

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
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	280.00	280.00	5,205							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	7,500.00	7,500.00	139,425							

REVIEW DATE 03/23/2026 BY robin Total Acres: 19.59 Total Land Value: 12,705 Market: 139,425 Agricultural: 5,205 Common: 7,500 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E1/2 OF SEC, RUN
S 2027.66 FT, E 1171.21 FT, S 86
A POB, RUN S 1540.29 FT, W 558.2

HICKEY JOHN J/HICKEY PEGGY LEE
P O BOX 3425
LAKE CITY, FL 32056

2027

17-3S-16-02162-012

BUILDING CHARACTERISTICS

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MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	17316.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

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BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 3

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BASE TAXABLE VALUE		0
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NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: JOHN J & PEGGY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

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
11	0294	SHED WOOD/	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
12	9946	Well	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2023	2022		100	4,000	
13	0020	BARN,FR	0	100	170	40	1.00	UT	68,000.00	68,000.00	100	2023	2022		100	68,000	
14	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 77,500

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 03/23/2026 BY robin Total Acres: 19.59 Total Land Value: 12,705 Market: 139,425 Agricultural: 5,205 Common: 7,500 PRINTED 11/17/2026 BY SYS