COMM 1650 FT N OF SE COR, RUN W
RUN N 330 FT, W 635 FT, S 330 FT
TO POB.

HALLBERG KRISTOPHER M/HALLBERG TABATHA M
300 NW RANCH CT
LAKE CITY, FL 32055

2026

17-3S-16-02162-022

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

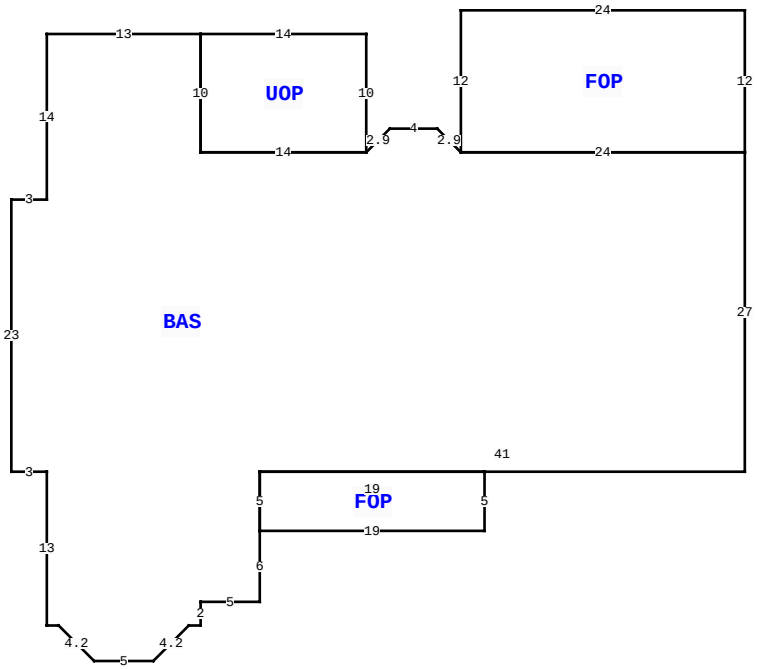
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	17316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	204,631
FOP	95	30		28	2,792
FOP	288	30		86	8,576
UOP	140	20		28	2,792
TOTALS	2,575			2,194	218,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,194	115.6320	129.51	284,145	2002	2002	0	0	0	23.00	77.00

1 SINGLE FAM 100% - 2004 Heated Area: 2052 HX Base Yr 2004



300 NW RANCH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		218,792
TOTAL MARKET OB/XF VALUE		75,250
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		354,042
SOH/AGL Deduction		109,815
ASSESSED VALUE		244,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,816
TOTAL JUST VALUE		354,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041882	Roof Replacement	17,430	05/11/2021
041302	POOL ENCLOSER		02/10/2021
41020	POOL		12/15/2020
34817	ADDN SFR	249	01/10/2017
20353	SFR	260	01/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1067/1452	1/27/2005	WD	Q	V	06	100
GRANTOR: JEFFREY HALLBERG & PE						
GRANTEE: KRISTOPHER M & TABA						
0976/0455	2/13/2003	WD	Q	V	01	100
GRANTOR: JEFFREY HALLBERG & PE						
GRANTEE: KRISTOPHER & TABATH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 L2 U2 W4 D2 L2 UOP= N10 W14 S10 E14$ W14 N10 W13 S14 W3 S23 E3 S13 E1 R3 D3 E5 U3 R3 E1 N2 E5 N6 FOP= E19 N5 W19 S5$ N5 E41 N27$ FOP= N12 W24 S12 E24$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	192	
4	0280	POOL R/CON	0	100	38	18	684.00	UT	70.00	70.00	100	2022	2021		93	44,528	
5	0282	POOL ENCL	0	100	56	31	1,736.00	UT	15.00	15.00	100	2022	2021		75	19,530	
6	0030	BARN,MT	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 75,250

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	1.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,120							
2	0000	C	VAC RES	100		A-1	0.00	0.00	3.99	AC		1.00	1.00	1.00	12,000.00	12,000.00	47,880							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 06/09/2026 BY SYS