

COMM NW COR OF NE1/4, RUN E 399.
SE 520.70 FT, S 2361.18 FT FOR P
E 795 FT, S 51.46 FT, CONT S 428

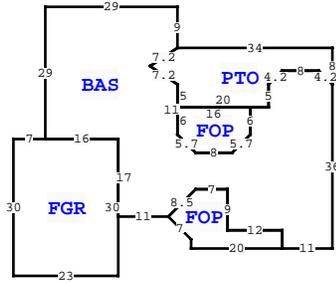
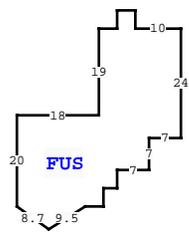
HANEY NATALIE
455 NW WOODLANDS TER
LAKE CITY, FL 32055

2026

18-3S-16-02177-116

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 15 | HARDTILE | 70 |
| Interior Floo | 14 | CARPET | 30 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2.5 | 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 | 07 | 07 | |
| DOR CODE | 5000 | IMPROVED AG | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 18316.010 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,866 | 100 | |
| FGR | 690 | 55 | |
| FOP | 144 | 30 | |
| FOP | 177 | 30 | |
| FUS | 943 | 100 | |
| PTO | 363 | 5 | |
| TOTALS | 4,183 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 3,303 | 125.1591 | 142.68 | 471,272 | 2004 | 2004 | 0 | 0 | 31.50 | 68.50 |
| 1 SINGLE FAM 100% - 2012 Heated Area: 2809 HX Base Yr 2012 | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 | |
|---|------------------|-----------|------------|--------------|--------|------------|
| VALUATION SUMMARY | | | | | | |
| VALUATION BY | | | | STANDARD | | |
| Tax Group: 3 | | Tax Dist: | | | | |
| BUILDING MARKET VALUE | | | | 322,821 | | |
| TOTAL MARKET OB/XF VALUE | | | | 46,904 | | |
| TOTAL LAND VALUE - MARKET | | | | 89,395 | | |
| TOTAL MARKET VALUE | | | | 409,500 | | |
| SOH/AGL Deduction | | | | 123,766 | | |
| ASSESSED VALUE | | | | 285,734 | | |
| TOTAL EXEMPTION VALUE | | | | HX HB 51,411 | | |
| BASE TAXABLE VALUE | | | | 234,323 | | |
| TOTAL JUST VALUE | | | | 459,120 | | |
| NCON VALUE | | | | 0 | | |
| INCOME VALUE | | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 457,494 | | |
| SALE:2:2: ING PROPERTY ORB 849-2162, | | | | | | |
| SALE:2:1: DEED FROM ECHEVERRI TO RICHARDSON RELIQU | | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | | |
| 000043338 | Roof Replacement | 21,953 | 12/08/2021 | | | |
| 30243 | POOL | 220 | 06/22/2012 | | | |
| 21498 | SFR | 824 | 02/10/2004 | | | |
| 19783 | PUMP/UTPOL | 30 | 07/29/2002 | | | |
| SALES DATA | | | | | | |
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1224/2527 | 11/10/2011 | WD | Q | I | 01 | 275,000 |
| GRANTOR: SHAWN A & SARAH STEPH | | | | | | |
| GRANTEE: NATALIE HANEY | | | | | | |
| 0949/2142 | 3/26/2002 | WD | Q | V | | 35,000 |
| GRANTOR: GEORGE RICHARDSON | | | | | | |
| GRANTEE: SHAWN & SARAH STEPH | | | | | | |
| BUILDING NOTES | | | | | | |
| BUILDING DIMENSIONS | | | | | | |
| BAS= W29 S29 FGR= W7 S30 E23 N30 W16\$ E16 S17 E11 FOP= D5 R5 S2 E20 N4 W12 N9 W7 L6 D6 \$ U6 R6 E7 S9 E12 S4 E11 N36 PTO= N8 W34 L6 D4 D4 R6 S5 E20 N5 R3 U3 E8 D3 R3 \$ L3 U3 W8 D3 L3 S5 W4 FOP= W16 S6 D4 R4 E8 R4 U4 N6\$ S6 D4 L4 W8 L4 U4 N11 L6 U4 U4 R6 N9\$ PTR= N40 FUS= N4 E3 N4 E7 N7 E7 N24 W10 N4 W4 S4 W4 S19 W18 S20 D5 R7 R8 U5 E4\$ S40\$. | | | | | | |

| EXTRA FEATURES | | | | | | | | | | | | | | | BLD DATE | | LGL DATE | | |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-----------|---------|-------------|---|----------|-----------------|----------|------------|----------|
| 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 | BLD DATE | LGL DATE |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 0 | 780.00 | UT | 2.00 | 2.00 | 100 | 2004 | 2004 | 3 | 100 | 1,560 | | 05/04/2026 | MLU |
| 2 | 0280 | POOL R/CON | 0 | 100 | 0 | 0 | 852.00 | UT | 70.00 | 70.00 | 100 | 2012 | 2012 | 3 | 71 | 42,344 | | | |
| 3 | 0214 | GRN HOUSE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 500 | | | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 500 | | | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2023 | 2022 | | 100 | 2,000 | | | |
| TOTAL OB/XF | | | | | | | | | | | | | | | | | 46,904 | | |

| 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 | | A-1 | 0.00 | 0.00 | 4.01 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 38,095 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 1,680 | | | | | | | |
| 3 | 9910 | M | MKT. VAL. AG | 0 | | A-1 | 0.00 | 0.00 | 6.00 | AC | | 1.00 | 1.00 | 0.90 | 9,500.00 | 8,550.00 | 51,300 | | | | | | | |