COMM SW COR OF NE1/4 OF SW1/4 OF
FT TO E MAINT R/W OF SE POUNDS H
POB, N 11 DEG W ALONG R/W 674.51

VOIDANOFF JESSICA/VOIDANOFF AUSTIN
2957 SE POUNDS HAMMOCK RD
LAKE CITY, FL 32025

2027

19-4S-18-10386-001

BUILDING CHARACTERISTICS

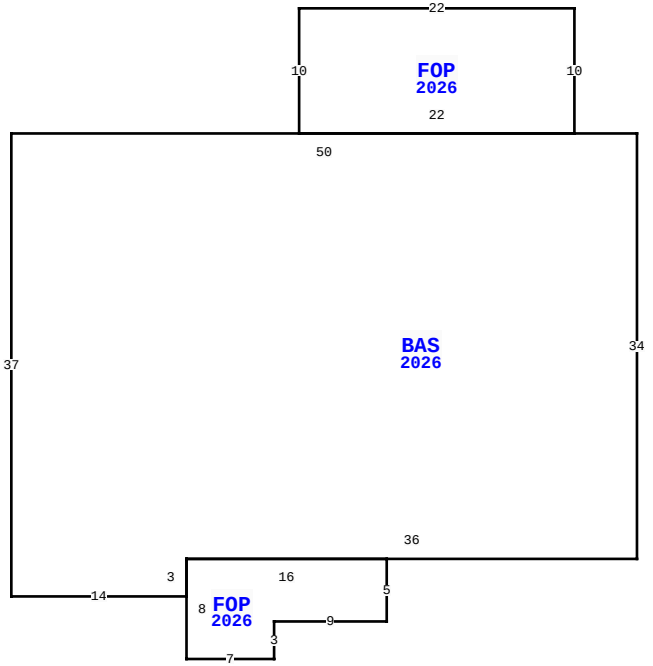
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,742	100	2026	1,742	210,329
FOP	101	30	2026	30	3,622
FOP	220	30	2026	66	7,969
TOTALS	2,063			1,838	221,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,838	109.7600	120.74	221,920	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2026 Heated Area: 1742 HX Base Yr 2026



2957 SE POUNDS HAMMOCK RD, LAKE CITY

BLD DATE		LGL DATE	04/11/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		221,920
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		50,200
TOTAL MARKET VALUE		227,349
SOH/AGL Deduction		0
ASSESSED VALUE		227,349
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		175,938
TOTAL JUST VALUE		275,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049604	New Residential C	255,000	04/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/2274	1/04/2024	WD	U	V	11	100
GRANTOR: VOIDANOFF JESSICA						
GRANTEE: VOIDANOFF JESSICA						
1498/192	9/01/2023	WD	U	V	11	0
GRANTOR: DICKS DILON PAUL						
GRANTEE: VOIDANOFF JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=53,-2] W50 S37 E14 N3 E36 N34 $
FOP=[YR=2026;ORIG=26,-12] E22 S10 W22 N10 $
FOP=[YR=2026;ORIG=33,32] W16 S8 E7 N3 E9 N5 $
.

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	0166	CONC,PAVMT	0	100	0	0	580.00	UT	5.00	5.00	100	2026	2025		100	2,900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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					1.88	AC		1.00	1.00	1.00	0.00	0.00	0							
2	5600	A	TIMBER 3	0		00	0.00	0.00	8.41	AC		1.00	1.00	1.00	281.00	281.00	2,363							
3	5910	A	SWAMP/CYPRES	0		00	0.00	0.00	4.14	AC		1.00	1.00	1.00	40.00	40.00	166							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	12.55	AC		1.00	1.00	1.00	4,000.00	4,000.00	50,200							

REVIEW DATE 03/02/2026 BY robin Total Acres: 14.43 Total Land Value: 2,529 Market: 50,200 Agricultural: 2,529 Common: 0 PRINTED 11/17/2026 BY SYS