E 759.98 FT OF NE1/4 OF SW1/4 LY
FAIRFIELD RD & E 759.98 FT OF SE
THE S 610.52 FT OF E 539.35 FT O

**HESTERLY GEORGE**
295 NW COMMONS LOOP STE 115-22
LAKE CITY, FL 32055

# 2027

**21-3S-16-02237-002**

## BUILDING CHARACTERISTICS

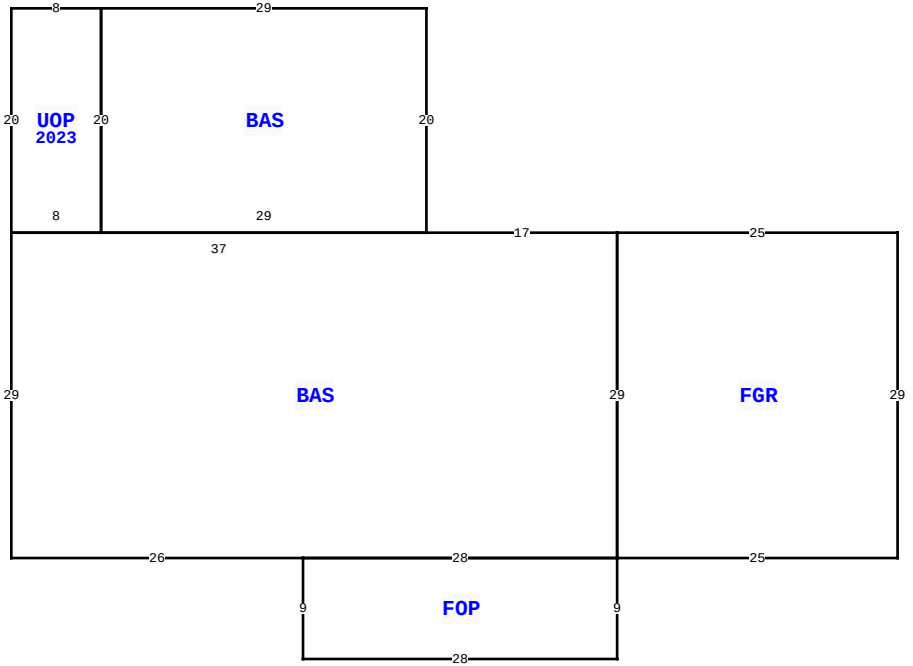
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 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 | 21316.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 580 | 100 | | 580 | 58,616 |
| BAS | 1,566 | 100 | | 1,566 | 158,264 |
| FGR | 725 | 55 | | 399 | 40,324 |
| FOP | 252 | 30 | | 76 | 7,681 |
| UOP | 160 | 20 | 2023 | 32 | 3,234 |
| TOTALS | 3,283 | | | 2,653 | 268,119 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,653 | 122.5000 | 134.75 | 357,492 | 1988 | 2000 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 100% - 2025 Heated Area: 2146 HX Base Yr 2025




1490 NW BROWN RD, LAKE CITY

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

## 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 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 600 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 480.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2008 | 2008 | 3 | 100 | 300 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 12 | 50 | 600.00 | UT | 1.50 | 1.50 | 100 | 2014 | 2014 | 3 | 100 | 900 | |
| 6 | 0258 | PATIO | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2023 | 2022 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 268,119 |
| TOTAL MARKET OB/XF VALUE | | 5,000 |
| TOTAL LAND VALUE - MARKET | | 100,530 |
| TOTAL MARKET VALUE | | 373,649 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 373,649 |
| TOTAL EXEMPTION VALUE | HX HB 13 | 373,649 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 373,649 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 378,524 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 27758 | MAINT/ALTR | 25 | 04/21/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1521/1682 | 8/30/2024 | WD | Q | I | 01 | 474,400 |
| GRANTOR: SMITHEY BRYAN B | | | | | | |
| GRANTEE: HESTERLY GEORGE | | | | | | |
| 0909/0164 | 8/18/2000 | WD | Q | V | 03 | 27,500 |
| GRANTOR: WILLIAM & PEGGY LIPSC | | | | | | |
| GRANTEE: BRYAN & ROBIN SMITH | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W17 W37 S29 E26 E28 N29 $
FGR=[ORIG=0,29] E25 N29 W25 S29 $
BAS=[ORIG=-17,0] N20 W29 S20 E29 $
FOP=[ORIG=-28,29] S9 E28 N9 W28 $
UOP=[YR=2023;ORIG=-54,-20] E8 S20 W8 N20 $
.

## LAND DESCRIPTION

TOTAL OB/XF 5,000

| 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 | 11.17 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 100,530 | | | | | | | |

REVIEW DATE 11/20/2024 BY TP Total Acres: 11.17 Total Land Value: 100,530 Market: 0 Agricultural: 0 Common: 100,530 PRINTED 11/17/2026 BY SYS