LOT 13A BLK A 242 VILLAGE REPLAT

ORB 636-722, 655-215, 664-294, 6

H&M N LLC
5368 SW 34TH AVE
FORT LAUDERDALE, FL 33312

2027

21-4S-17-08640-113

BUILDING CHARACTERISTICS

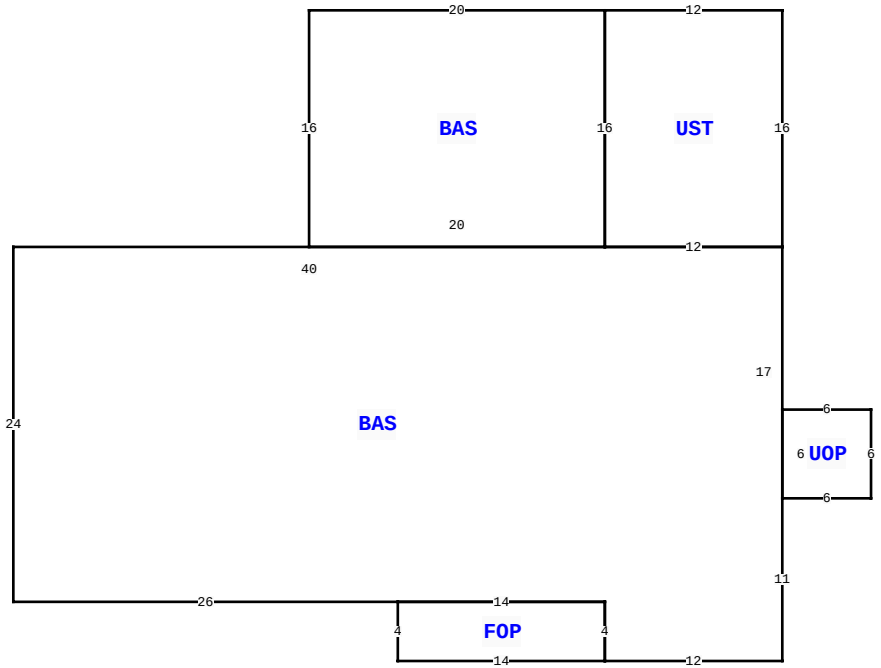
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	18,308
BAS	1,296	100		1,296	74,148
FOP	56	30		17	972
UOP	36	20		7	400
UST	192	45		86	4,921
TOTALS	1,900			1,726	98,750

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,726	80.0150	88.02	151,923	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1616 HX Base Yr



305 SW THOMPKINS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,750
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		14,250
TOTAL MARKET VALUE		114,500
SOH/AGL Deduction		23,974
ASSESSED VALUE		90,526
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,115
TOTAL JUST VALUE		114,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,877

SALE:2:1: 5 PARCELS / 1 DEED

LAND:1:1: .50 AC.. ADJ3;IRREGULAR LOT.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/829	5/12/2026	WD	Q	I	01	119,000
GRANTOR: DIALS JOANNE O'QUINN						
GRANTEE: H&M N LLC						
0682/0319	4/18/1989	WD	Q	I		41,300
GRANTOR: AFFORDABLE HOUSING						
GRANTEE: JOANNE O'QUINNE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E26 FOP= S4 E14N4 W14$ E14 S4 E12 N11 UOP= E6 N6 W6 S6$ N17 W12$ UST= E12 N16 W12 S16$ BAS= N16 W20 S16 E20$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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
1	0100	C	SFR	100		RSF-2	40.00	150.00	1.00	LT		1.00	1.00	0.95	15,000.00	14,250.00	14,250							

REVIEW DATE 09/17/2026 BY TP Total Acres: 0.14 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 11/16/2026 BY SYS