E1/2 OF SE1/4 OF NE1/4 EX 1033
FT OFF S SIDE.DESC AS: BEG AT
NE COR E1/2 OF SE1/4 OF NE1/W

MATTHEWS KEVIN/MATTHEWS SARA G
597 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2026

21-6S-17-09709-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

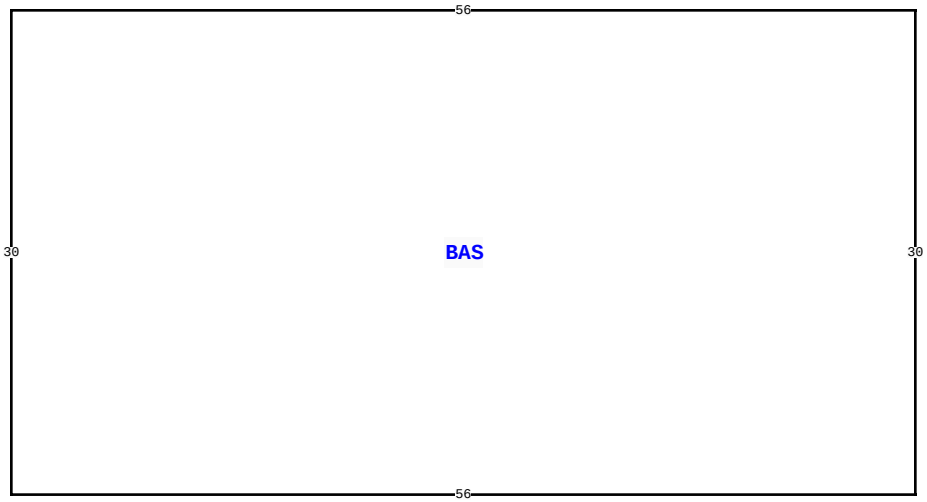
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	21617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	102,804
TOTALS	1,680			1,680	102,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,680	115.9000	111.26	186,917	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1680 HX Base Yr 2007



597 SW HAMMOCK HILL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,804
TOTAL MARKET OB/XF VALUE		9,400
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		138,204
SOH/AGL Deduction		65,220
ASSESSED VALUE		72,984
TOTAL EXEMPTION VALUE	HX HB	47,984
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,204
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055339	Roof Replacement	15,800	03/26/2026
24117	M H	420	02/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1017/1995	6/07/2004	QC	Q	V	06	100
GRANTOR: CHARLES JR & DIANNE E						
GRANTEE: KEVIN J & SARA G MA						
0955/2252	6/18/2002	WD	Q	V	03	3,900
GRANTOR: HENDERSON						
GRANTEE: CHARLES MATTHEWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S30 E56 N30$.

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 9,400

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	0200	C	MBL HM	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	0.50	13,000.00	6,500.00	26,000							

REVIEW DATE 10/11/2017 BY DF Total Acres: 4.00 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 05/12/2026 BY SYS