LOT 5 PINE OAK HAMMOCK S/D.

731-036, 851-1823, WD 1110-2128,

MATTHEWS CHARLES A JR/MATTHEWS DIANNE E
455 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2027

21-6S-17-09736-105

BUILDING CHARACTERISTICS

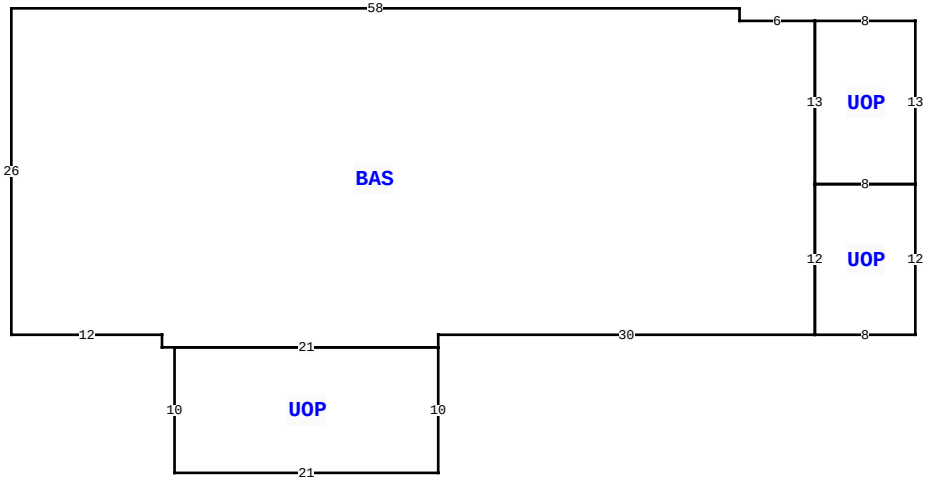
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	22617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	45,924
UOP	96	25		24	656
UOP	104	25		26	711
UOP	210	25		52	1,422
TOTALS	2,090			1,782	48,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	113.9000	68.34	121,782	1990	1990	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1680 HX Base Yr



455 SW HAMMOCK HILL CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/25/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	48,713
TOTAL MARKET OB/XF VALUE	12,044
TOTAL LAND VALUE - MARKET	27,000
TOTAL MARKET VALUE	87,757
SOH/AGL Deduction	35,351
ASSESSED VALUE	52,406
TOTAL EXEMPTION VALUE	HX HB DX SX 52,406
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	87,757
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,757

XFOB:1:1: SPECTRUM/FUQUA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056780	Remodel	5,923	10/14/2026
000056565	Generator		09/11/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1110/2128	2/09/2007	WD	Q	V	04	14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: CHARLES A & DIANNE						
0731/0036	8/19/1990	AG	Q	V		14,000
GRANTOR: STOKES-NASSAU INC						
GRANTEE: MATTHEWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S26 E12 S1 E1 UOP= S10 E21 N10 W21$ E21 N1 E30 UOP= E8 N12 W8 S12$ N12 UOP= E8 N13 W8 S13$ N13 W6 N1$.

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	0294	SHED WOOD/	0	100	12	16	192.00	UT	2.31	2.31	100	0	0	3	100	444	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,900	

LAND DESCRIPTION

TOTAL OB/XF 12,044

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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	27,000.00	27,000.00	27,000							

REVIEW DATE 12/18/2013 BY DF Total Acres: 1.00 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 11/17/2026 BY SYS