

LOT 5 PINE OAK HAMMOCK S/D.
731-036, 851-1823, WD 1110-2128,

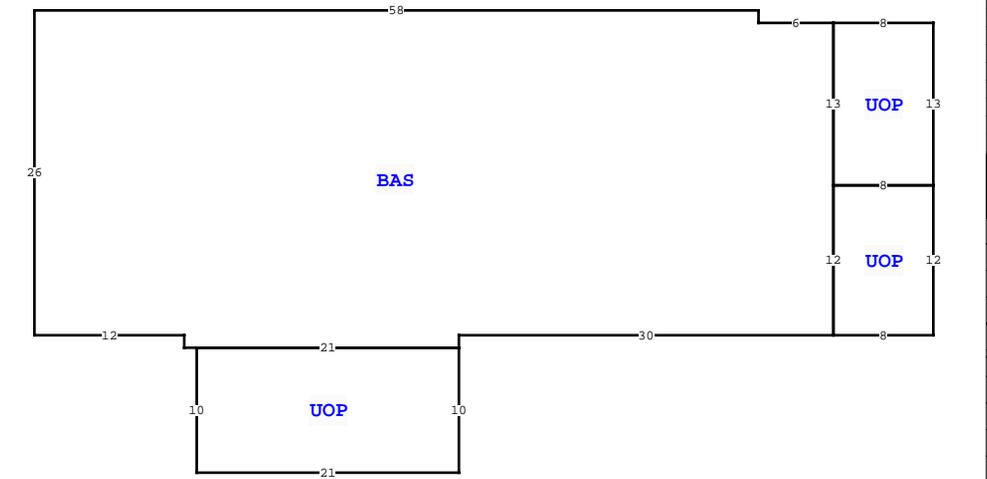
MATTHEWS CHARLES A JR/MATTHEWS DIANNE E
455 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2026

21-6S-17-09736-105
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	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

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	71.76	127,876	1990	1990	0	0	60.00	40.00	



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	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	48,223
UOP	96	25		24	689
UOP	104	25		26	746
UOP	210	25		52	1,493
TOTALS	2,090			1,782	51,150

455 SW HAMMOCK HILL CIR, LAKE CITY

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

EXTRA FEATURES																	
L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	51,150		
TOTAL MARKET OB/XF VALUE	12,044		
TOTAL LAND VALUE - MARKET	27,000		
TOTAL MARKET VALUE	90,194		
SOH/AGL Deduction	39,314		
ASSESSED VALUE	50,880		
TOTAL EXEMPTION VALUE	30,880		
BASE TAXABLE VALUE	20,000		
TOTAL JUST VALUE	90,194		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	87,757		
XFOB:1:1: SPECTRUM/FUQUA MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

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