LOT 1 PINE OAK HAMMOCK S/D

736-171, 851-1823, 910,1699,1700

MULLINS JOSEPH/GONCALVES VIVIANE
811 SW HAMMOCK HILL CIR
LAKE CITY, FL 32024

2027

22-6S-17-09736-101

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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

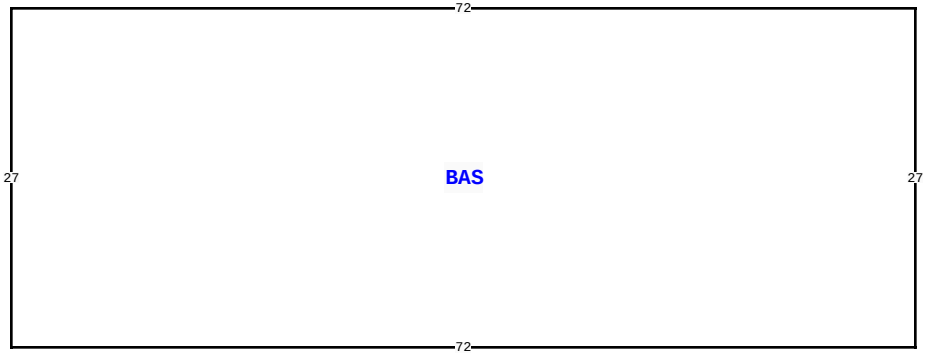
NEIGHBORHOOD/LOC 22617.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	117,238
TOTALS	1,944			1,944	117,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,944	117.9000	109.65	213,160	2001	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1944 HX Base Yr



811 SW HAMMOCK HILL CIR, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/07/2026 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	117,238
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	165,438
SOH/AGL Deduction	0
ASSESSED VALUE	165,438
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	165,438
TOTAL JUST VALUE	165,438
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,700

LAND:1:1: LOT 1; 4.73 AC.

SALE:1:1: LOT 1 PINE OAK HAMMOCK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056059	Electrical Servic		07/09/2026
17588	M H	125	10/26/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/344	11/13/2025	WD	U	I	11	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: MULLINS JOSEPH						
1454/1056	12/06/2021	TD	U	I	18	45,000
GRANTOR: RICHARDS PETER M						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W72 S27 E72 N27$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 10/24/2017 BY BC Total Acres: 4.73 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS