

LOT 6 PINE OAK HAMMOCK S/D.  
731-038, 851-1823, 852-1220, WD

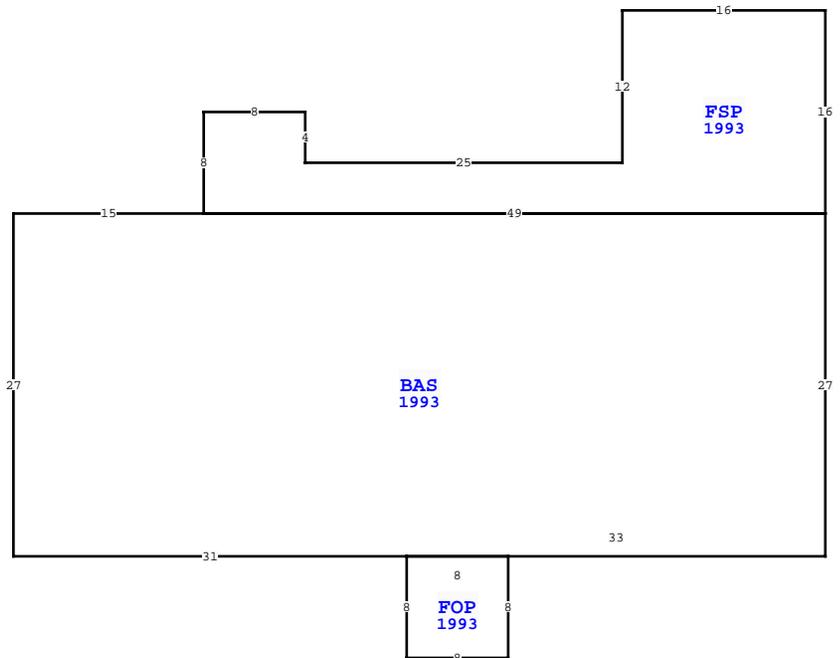
BURNS ROBERT  
453 SE HAMMOCK HILL CIR  
LAKE CITY, FL 32024

**2026**

22-6S-17-09736-106  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	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
BAS	1,728	100	1993
FOP	64	35	1993
FSP	420	40	1993
TOTALS	2,212		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2025	Heated Area: 1728					HX Base Yr			



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			105,448
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			154,248
SOH/AGL Deduction			1,637
ASSESSED VALUE			152,611
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			152,611
TOTAL JUST VALUE			154,248
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/2549	7/23/2024	WD	Q	I	01	186,000
GRANTOR: HUDSON LEON						
GRANTEE: BURNS ROBERT						
1431/1177	2/26/2021	WD	Q	I	01	145,900
GRANTOR: SMITH DELBERT W &						
GRANTEE: HUDSON LEON						

EXTRA FEATURES		453 SW HAMMOCK HILL CIR, LAKE CITY															
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	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF 8,800																						
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	0700	C	MISC RES	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1993] W15 S27 E31 FOP=[YR=1993] S8 E8 N8 W8\$ E33 N27 FSP=[YR=1993] N16 W16 S12 W25 N4 W8 S8 E49\$ W49\$ .	