LOT 1 HICKORY POINT (A S/D OF RE
BLOCK A HICKORY RIDGE S/D) & COM
1 HICKORY RIDGE S/D FOR POB, S 6

GARRISON HAYLEY/GARRISON MATTHEW
209 NW OLD MILL DR
LAKE CITY, FL 32055

2027

23-3S-16-02272-210

BUILDING CHARACTERISTICS

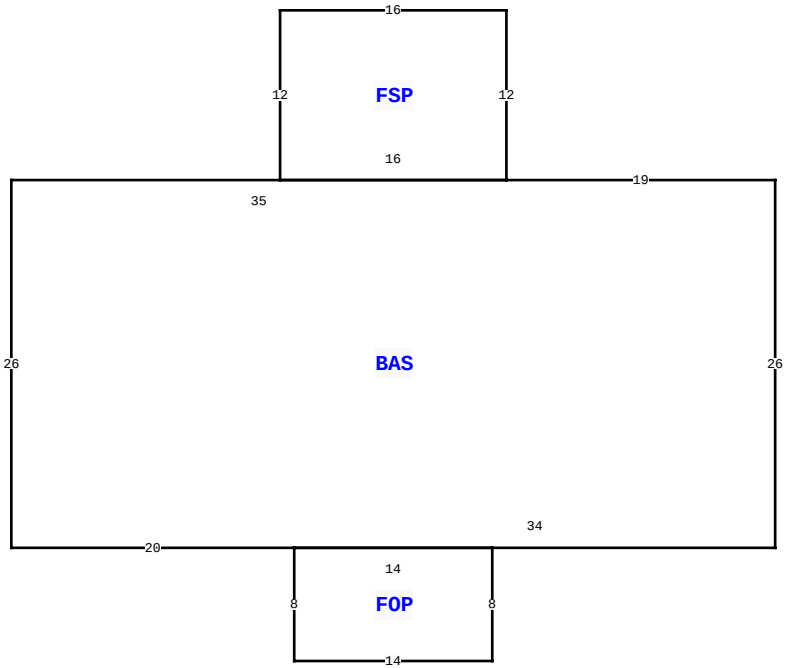
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	183,173
FOP	112	30		34	4,436
FSP	192	40		77	10,045
TOTALS	1,708			1,515	197,655

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,515	133.2639	146.59	222,084	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 0% - 2024 Heated Area: 1404 HX Base Yr



209 NW OLD MILL DR, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,655
TOTAL MARKET OB/XF VALUE	5,000
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	241,155
SOH/AGL Deduction	0
ASSESSED VALUE	241,155
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,155
TOTAL JUST VALUE	241,155
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	244,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31469	SFR	527	09/24/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/717	4/12/2023	WD	Q	I	01	310,000
GRANTOR: HRAPSKI ELIZABETH KOH						
GRANTEE: GARRISON HAYLEY						
1488/658	4/04/2023	WD	U	I	11	100
GRANTOR: SKINNER PHYLLIS A						
GRANTEE: HRAPSKI ELIZABETH K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FSP= N12 W16 S12 E16$ W35 S26 E20 FOP= S8 E14 N8 W14$ E34 N26$.

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	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 05/17/2023 BY JB Total Acres: 1.85 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS