N1/2 OF NW1/4 & S1/2 OF NW1/4 N
BEG NW COR OF SEC, RUN E 1534.92
FT TO N R/W CR-252, W 1340.05 FT

HALEY JO ANN REVOCABLE LIVING TRUST
P O BOX 1385
LAKE CITY, FL 32056

2026

23-4S-17-08712-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

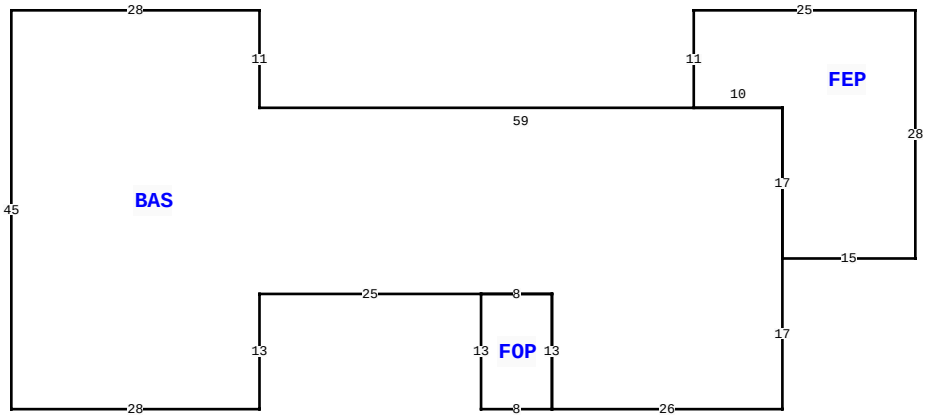
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	23417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,837	100		2,837	242,659
FEP	530	80		424	36,266
FOP	104	30		31	2,651
TOTALS	3,471			3,292	281,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,292	115.4300	131.59	433,194	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2837 HX Base Yr



400 SE HALDEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		281,576
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		276,540
TOTAL MARKET VALUE		308,243
SOH/AGL Deduction		134,526
ASSESSED VALUE		173,717
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,306
TOTAL JUST VALUE		560,216
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		504,994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1257/1833	7/08/2013	WD	U	I	11	100

GRANTOR: JO ANN HALEY
GRANTEE: THE JO ANN HALEY RE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N11 W28 S45 E28 N13 E25 FOP= S13 E8 N13 W8$ E8 S13 E26 N 17 FEP= E15 N28 W25 S11E10 S17$ N17 W59$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	230	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	170	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	11,000							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	48.28	AC		1.00	1.00	1.00	281.00	281.00	13,567							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	48.28	AC		1.00	1.00	1.00	5,500.00	5,500.00	265,540							

REVIEW DATE 05/31/2017 BY BC Total Acres: 50.28 Total Land Value: 24,567 Market: 265,540 Agricultural: 13,567 Common: 11,000 PRINTED 05/12/2026 BY SYS