

LOT5 HARTFORD ESTATES (DIVISION
AS: COMM NE COR OF W1/2 OF NE1/4
FOR POB, CONT S 333.15 FT, W 131

HAMANN CHRISTOPHER FRANCIS/FITZPATRICK LINDSAY AIL
7533 ROOSEVELT ST
HOLLYWOOD, FL 33024

2026

23-5S-15-00462-105



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																			
																						STANDARD																			
VALUATION BY																					Tax Group: 3		Tax Dist:																		
BUILDING MARKET VALUE																									0																
TOTAL MARKET OB/XF VALUE																									0																
TOTAL LAND VALUE - MARKET																									120,840																
TOTAL MARKET VALUE																									120,840																
SOH/AGL Deduction																									0																
ASSESSED VALUE																									120,840																
TOTAL EXEMPTION VALUE																									0																
BASE TAXABLE VALUE																									120,840																
TOTAL JUST VALUE																									120,840																
NCON VALUE																									0																
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE																																									
PERMIT NUM																					DESCRIPTION		AMT		ISSUED																
00005216																					Right-of-Way Acce				03/11/2026																
SALES DATA																					OFF RECORD Number		DATE		TYPE INST		Q / V		I / I		RSN CD		SALE PRICE								
1555/2258																					11/29/2025		WD		Q		V		01		145,000										
GRANTOR: COUNTRY DREAMS LLC																					GRANTEE: HAMANN CHRISTOPHER																				
TOTALS																					399 SW HARTFORD WAY, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/19/2026		MLU				
EXTRA FEATURES																					BUILDING NOTES																				
BUILDING DIMENSIONS																																									
LAND DESCRIPTION										TOTAL OB/XF										0																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	0000	C	VAC RES	0					10.07	AC		1.00	1.00	1.00	12,000.00	12,000.00	120,840																								
REVIEW DATE 05/19/2026 BY MLU Total Acres: 10.07 Total Land Value: 120,840 Market: 0 Agricultural: 0 Common: 120,840 PRINTED 06/23/2026 BY SYS																																									