

COMM 1890.02 FT E OF NW COR OF S
OF NW1/4, RUN S 425.71 FT FOR POB
E 210 FT, S 222 FT, W 210 FT, N

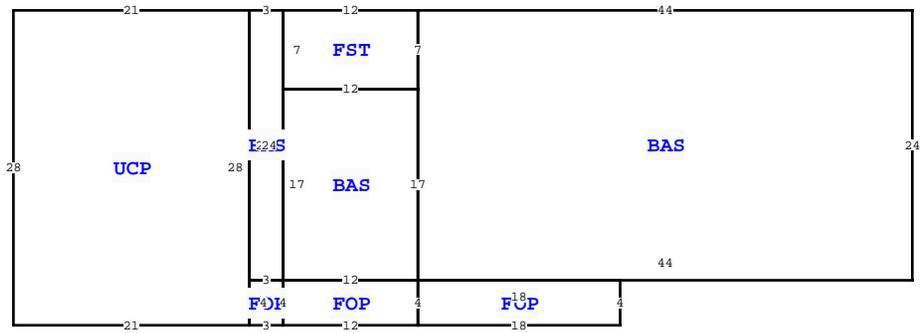
HICKEY JOHN
1924 SW WESTER DR
LAKE CITY, FL 32024

2026

24-4S-16-03115-004

| BUILDING CHARACTERISTICS | |
|--------------------------|--------------------|
| ELEMENT | CD |
| Exterior Wall | 19 COMMON BRK 80 |
| Exterior Wall | 31 VINYL SID 20 |
| Roof Structure | 03 GABLE/HIP 100 |
| Roof Cover | 03 COMP SHNGL 100 |
| Interior Wall | 05 DRYWALL 100 |
| Interior Floor | 14 CARPET 90 |
| Interior Floor | 06 VINYL ASB 10 |
| Air Condition | 03 CENTRAL 100 |
| Heating Type | 04 AIR DUCTED 100 |
| Bedrooms | 3 100 |
| Bathrooms | 1.5 100 |
| 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 | 0100 SINGLE FAMILY |
| MAP NUM | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.00 1.00/ |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|------------------------------|------------|-----------|-------------|----------------|----------------|-----|-----|------|------|----|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND | |
| 1 | SINGLE FAM | 0% | - 2025 | | | | | | | | | | |
| Heated Area: 1332 HX Base Yr | | | | | | | | | | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS | 72 | 100 | | 72 | 1,851 |
| BAS | 204 | 100 | | 204 | 5,245 |
| BAS | 1,056 | 100 | | 1,056 | 27,150 |
| FOP | 12 | 30 | | 4 | 103 |
| FOP | 48 | 30 | | 14 | 360 |
| FOP | 72 | 30 | | 22 | 566 |
| FST | 84 | 55 | | 46 | 1,183 |
| UCP | 588 | 20 | | 118 | 3,034 |
| TOTALS | 2,136 | | | 1,536 | 39,491 |

| 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 | 0190 | FPLC PF | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 400 | |
| 3 | 0252 | LEAN-TO W/ | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 100 | |

| LAND DESCRIPTION | |
|------------------|----------|
| L N | USE CODE |
| 1 | 0100 |

| TOTAL OB/XF | | | | | | | | | | | | | | | | | | | | | | | | |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0100 | C | SFR | 0 | | A-1 | 0.00 | 0.00 | 1.07 | AC | | 1.00 | 1.00 | 1.00 | 11,500.00 | 11,500.00 | 12,305 | | | | | | | |

| COLUMBIA COUNTY PROPERTY | |
|---------------------------|-----------|
| VALUATION SUMMARY | |
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 39,491 |
| TOTAL MARKET OB/XF VALUE | 1,700 |
| TOTAL LAND VALUE - MARKET | 12,305 |
| TOTAL MARKET VALUE | 53,496 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 53,496 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 53,496 |
| TOTAL JUST VALUE | 53,496 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 52,801 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1533/334 | 10/28/2024 | WD | U | I | 11 | 100 |
| GRANTOR: HICKEY PEGGY | | | | | | |
| GRANTEE: HICKEY JOHN | | | | | | |
| 1490/1573 | 5/12/2023 | WD | U | I | 11 | 100 |
| GRANTOR: TIMMERMAN-REGISTER JO | | | | | | |
| GRANTEE: HICKEY PEGGY | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W44 FST= W12 BAS= W3 UCP= W21 S28 E21 N28\$ S24 FOP= S4 E3 N4 W3\$ E3 N24\$ S7 E12 N7\$ S7 BAS= W12 S17 FOP= S4 E12 N4 W12\$ E12 N17\$ S17 FOP= S4 E18N4 W18\$ E44 N24\$. | |