

BEG SE COR OF SW1/4 OF NW1/4, RU
R/W CO RD, RUN W 252.80 FT, N 15
E 252.80 FT TO W R/W CO RD, CONT

HILL CHARLES L/HILL EVELYN L
523 SW MADEWOOD DR
LAKE CITY, FL 32024

2026

25-3S-15-00219-001
VALUATION SUMMARY

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 Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectural	01	CONV	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	01
NEIGHBORHOOD/LOC	25315.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
FOP	128	35	
FSP	216	40	
TOTALS	1,748		
		1,535	45,608

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	1,535	117.9000	74.28	114,020	1991	1991	0	0	60.00	40.00		
1 MOBILE HME 0% - 0 Heated Area: 1404 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		45,608	
TOTAL MARKET OB/XF VALUE		10,820	
TOTAL LAND VALUE - MARKET		20,200	
TOTAL MARKET VALUE		76,628	
SOH/AGL Deduction		10,879	
ASSESSED VALUE		65,749	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		65,749	
TOTAL JUST VALUE		76,628	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		72,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0891/0589	10/30/1999	WD	Q	I		44,900
GRANTOR: NEELEY						
GRANTEE: HILL						
0865/2175	8/24/1998	WD	Q	V	01	0
GRANTOR: CHARLES H & KAREN NEE						
GRANTEE: CURTIS H NEELEY						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50
2	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00

TOTAL OB/XF														10,820	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE										
			04/16/2026			MLU									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W52 S27 E29 FOP= S8 E16 N8 W16\$ E23 N27 FSP= N12 W18 S12 E18\$.									

LAND DESCRIPTION										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	0200	C	MBL HM	0		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,200							