LOT 7 HICKORY COVE & COMMON AREA
HICKORY COVE DESC AS: COMM NW CO
OF NW1/4, RUN E 201.07 FT, S 461

BOURNE JONATHON M/BOURNE DESIRAE D
178 SW ASHEVILLE WAY
LAKE CITY, FL 32024

2026

25-4S-16-03124-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

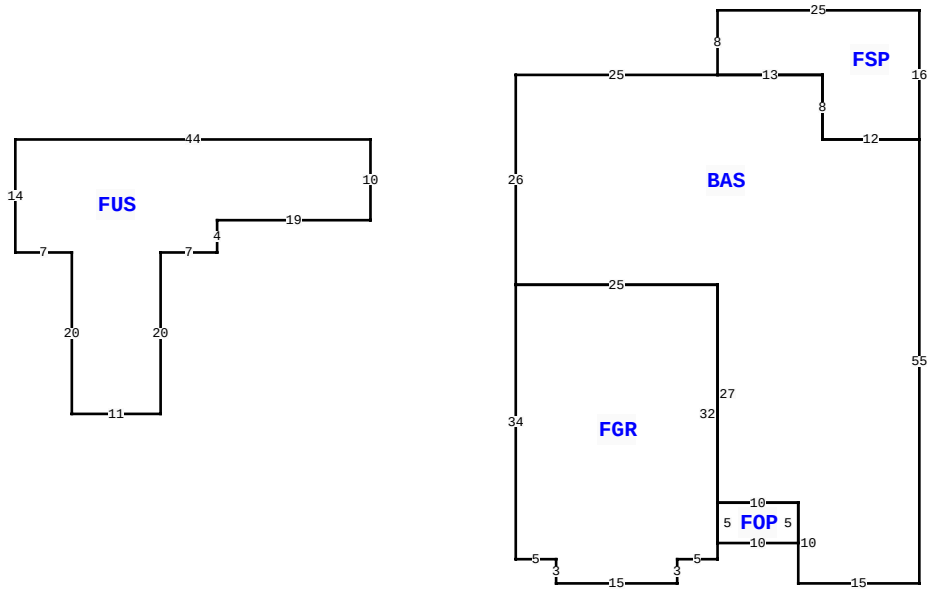
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	25416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,029	100		2,029	234,537
FGR	895	55		492	56,872
FOP	50	30		15	1,734
FSP	296	40		118	13,640
FUS	760	100		760	87,851
TOTALS	4,030			3,414	394,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,414	117.9045	134.41	458,876	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2024 Heated Area: 2789 HX Base Yr 2024



178 SW ASHEVILLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		394,633
TOTAL MARKET OB/XF VALUE		36,406
TOTAL LAND VALUE - MARKET		40,500
TOTAL MARKET VALUE		471,539
SOH/AGL Deduction		3,495
ASSESSED VALUE		468,044
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		411,633
TOTAL JUST VALUE		471,539
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,546

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053913	Roof Replacement	22,000	08/26/2025
40508	POOL	0	09/09/2020
29527	SFR	1,099	07/07/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/2671	9/12/2023	WD	Q	I	05	515,000
GRANTOR: HORNBAKER CHRISTOPHER						
GRANTEE: BOURNE JONATHON M						
1322/0021	9/14/2016	QC	U	V	11	100
GRANTOR: MATTHEW D & CARRIE C						
GRANTEE: CHRISTOPHER & JANNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W25 S26 E25 S27 E10 S10 E15 N55 W12 N8 W13 $
FGR=[ORIG=-25,26] S34 E5 S3 E15 N3 E5 N2 N32 W25 $
FUS=[ORIG=-43,8] W44 S14 E7 S20 E11 N20 E7 N4 E19 N10 $
FSP=[ORIG=25,8] N16 W25 S8 E13 S8 E12 $
FOP=[ORIG=0,58] E10 N5 W10 S5 $
.

EXTRA FEATURES

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,984.00	UT	2.00	2.00	100	2011	2011	3	100	3,968	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,100	
5	0280	POOL R/CON	0	100	16	28	448.00	UT	70.00	70.00	100	2021	2020		91	28,538	

LAND DESCRIPTION

TOTAL OB/XF 36,406

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	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 09/10/2025 BY chuck Total Acres: 0.64 Total Land Value: 40,500 Market: 0 Agricultural: 0 Common: 40,500 PRINTED 05/08/2026 BY SYS