

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

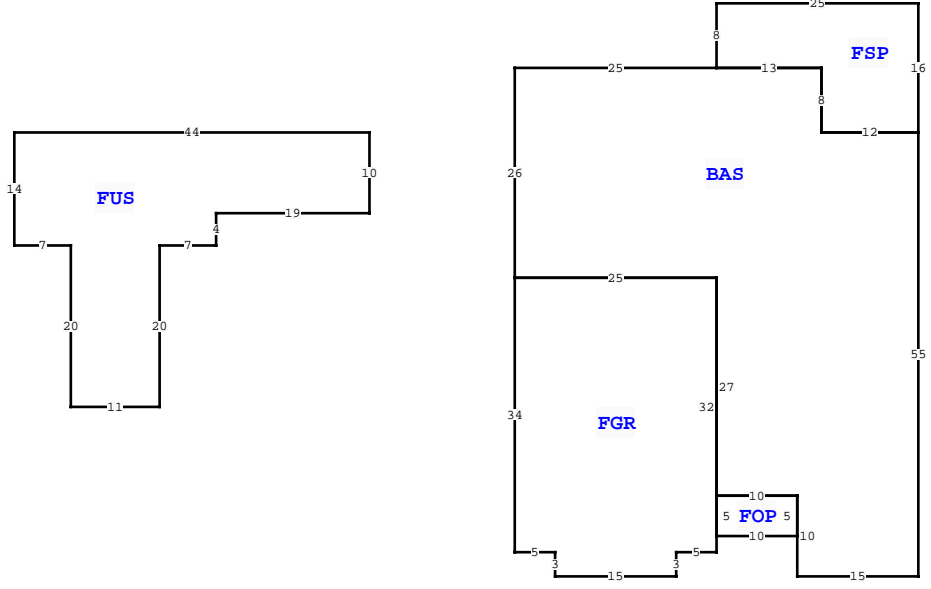
2026

25-4S-16-03124-107



ELEMENT		CD	CONSTRUCTION
Exterior Wall	32		HARDIE BRD 70
Exterior Wall	19		COMMON BRK 30
Roof Structure	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floor	12		HARDWOOD 80
Interior Floor	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
BAS	2,029	100	
FGR	895	55	
FOP	50	30	
FSP	296	40	
FUS	760	100	
TOTALS	4,030		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		450,819	2011	2011	0	0	14.00	86.00
Heated Area: 2789 HX Base Yr 2024											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			387,704	
TOTAL MARKET OB/XF VALUE			36,406	
TOTAL LAND VALUE - MARKET			40,500	
TOTAL MARKET VALUE			464,610	
SOH/AGL Deduction			0	
ASSESSED VALUE			464,610	
TOTAL EXEMPTION VALUE			HX HB VX 56,411	
BASE TAXABLE VALUE			408,199	
TOTAL JUST VALUE			464,610	
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						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2011
2	0166	CONC, PAVMT	0	100	0	1,984.00	UT	2.00	2.00	100	2011
3	0262	PRCH, FOP	0	100	0	1.00	UT	0.00	0.00	100	2014
4	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	2014
5	0280	POOL R/CON	0	100	16	28	UT	70.00	70.00	100	2021

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	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	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							

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 \$											