

LOT 12 HICKORY COVE.  
 WD 1157-149, QC 1275-406,  
 QC 1421-1775, WD 1421-1776

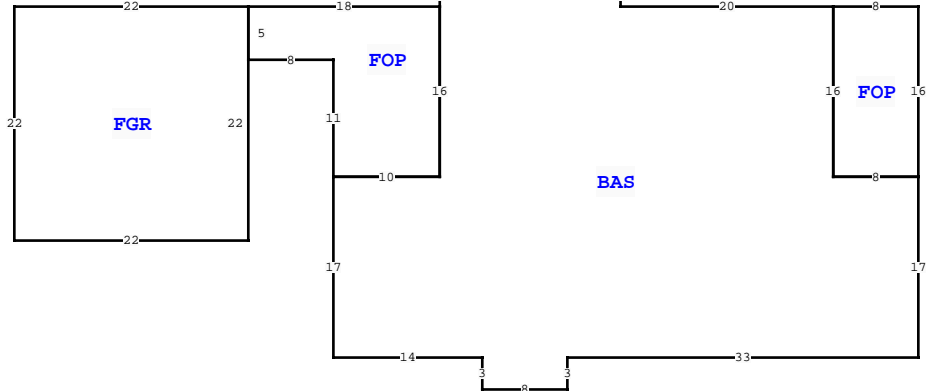
STEBBINS LEANNA BROOKE  
 117 SW PINNACLE GLN  
 LAKE CITY, FL 32024

**2026**

25-4S-16-03124-112

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND		
1	SINGLE FAM	100%	2021										Heated Area: 1585	HX Base Yr 2021



Quality	07 07				
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	1,585	100		1,585	208,973
FGR	484	55		266	35,070
FOP	128	30		38	5,010
FOP	200	30		60	7,911
TOTALS	2,397			1,949	256,965

118 SW ASHEVILLE WAY, LAKE CITY

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	0166	CONC,PAVMT	0	100	0	510.00	UT	2.25	2.25	100	2020	2020	3	100	1,148	

LAND DESCRIPTION																								
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	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		256,965	
TOTAL MARKET OB/XF VALUE		1,148	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		276,613	
SOH/AGL Deduction		35,193	
ASSESSED VALUE		241,420	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		190,009	
TOTAL JUST VALUE		276,613	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		279,347	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39280	SFR	0	02/11/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1421/1776	10/07/2020	WD Q	Q	I	01	238,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: LEANNA BROOKE STEBB						
1421/1775	10/02/2020	QC U	U	I	11	22,500
GRANTOR: MATTHEW D & CARRIE C						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 N2 W17 S2 FOP= W18 FGR= W22 S22 E22 N22\$ S5 E8 S11 E10 N16\$ S16 W10 S17 E14 S3 E8 N3 E33 N17 FOP= N16 W8 S16 E8\$ W8 N16\$.	