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

2027

25-4S-16-03124-112

BUILDING CHARACTERISTICS

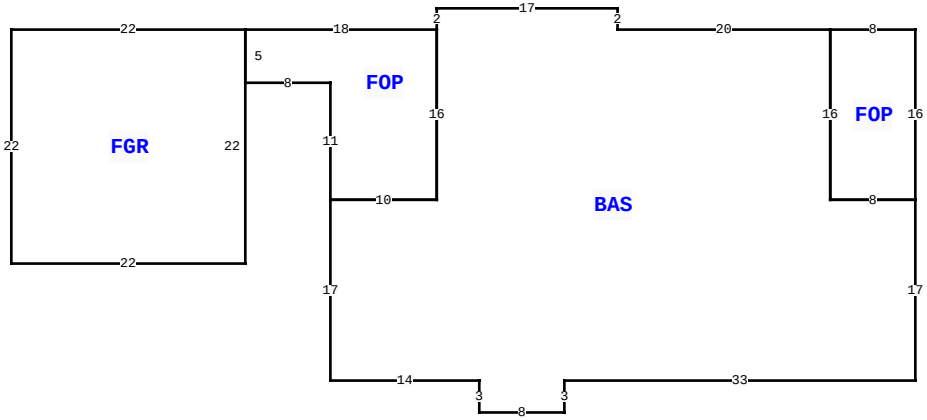
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	205,249
FGR	484	55		266	34,445
FOP	128	30		38	4,921
FOP	200	30		60	7,770
TOTALS	2,397			1,949	252,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	1,949	125.2350	137.76	268,494	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1585 HX Base Yr 2021



118 SW ASHEVILLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,384
TOTAL MARKET OB/XF VALUE		1,148
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		272,032
SOH/AGL Deduction		23,369
ASSESSED VALUE		248,663
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,252
TOTAL JUST VALUE		272,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,613

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	I	01	238,500
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: LEANNA BROOKE STEBB						
1421/1775	10/02/2020	QC	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$.

EXTRA FEATURES

LN	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	0	510.00	UT	2.25	2.25	100	2020	2020	3	100	1,148	

TOTAL OB/XF 1,148

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	18,500.00	18,500.00	18,500							

REVIEW DATE 08/05/2020 BY HC Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS