

COMM 325 FT E OF NW COR OF SEC F
154 FT, S 190.44 FT, W 151.50 FT
TO POB. (AKA LOT 4 BLOCK L PICCA

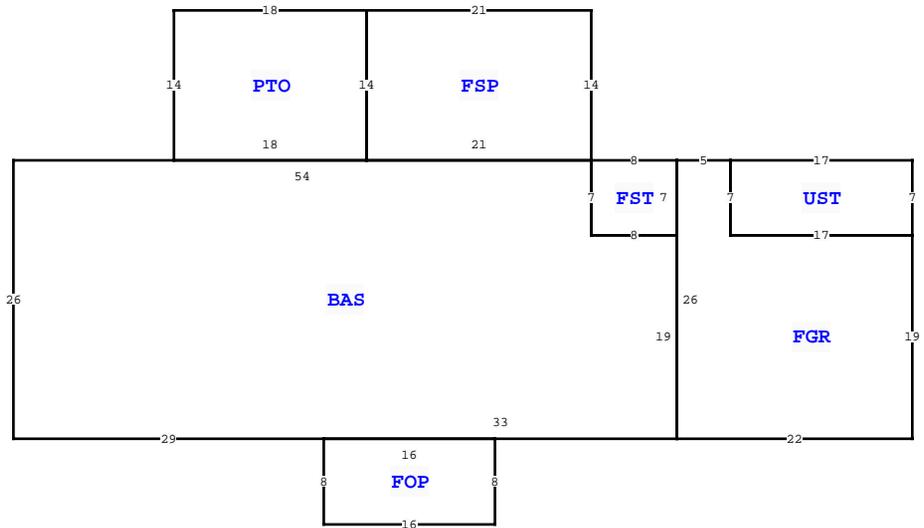
HOSFORD CAROLYN M
254 SW QUINCY TERRACE
LAKE CITY, FL 32024

2026

25-4S-16-03153-055
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ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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% - 0			262,296	1974	1974	0	0	35.00	65.00
Heated Area: 1556 HX Base Yr											



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	128,842
FGR	453	55		249	20,618
FOP	128	30		38	3,147
FSP	294	40		118	9,771
FST	56	55		31	2,567
PTO	252	5		13	1,076
UST	119	45		54	4,471
TOTALS	2,858			2,059	170,492

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	0166	CONC, PAVMT	0	100	12	94	UT	2.00	2.00	100	1993	1993	3	100	2,256	
2	0294	SHED WOOD/	0	100	12	14	UT	7.50	7.50	100	1993	1993	3	100	1,260	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2019	2019	3	100	1,500	

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	1190.00	153.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

TOTAL OB/XF																								
												5,016												

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	170,492	
TOTAL MARKET OB/XF VALUE	5,016	
TOTAL LAND VALUE - MARKET	25,000	
TOTAL MARKET VALUE	200,508	
SOH/AGL Deduction	101,922	
ASSESSED VALUE	98,586	
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE	42,175	
TOTAL JUST VALUE	200,508	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	195,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050485	Roof Replacement	19,034	08/01/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/706	8/26/2021	LE U		I	14	0

GRANTOR: HOSFORD CAROLYN M
GRANTEE: HOSFORD CAROLYN M

BUILDING DIMENSIONS											
BAS= W54 S26 E29 FOP= S8 E16N8 W16 E33 FGR= E22 N19 UST= N7 W17 S7 E17 W17 N7 W5S26 N19 FST= N7 W8 S7 E8 W8N7 FSP= N14 W21 PTO= W18 S14 E18 N14 S14 E21 S.											

BUILDING NOTES											