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

2027

25-4S-16-03153-055

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

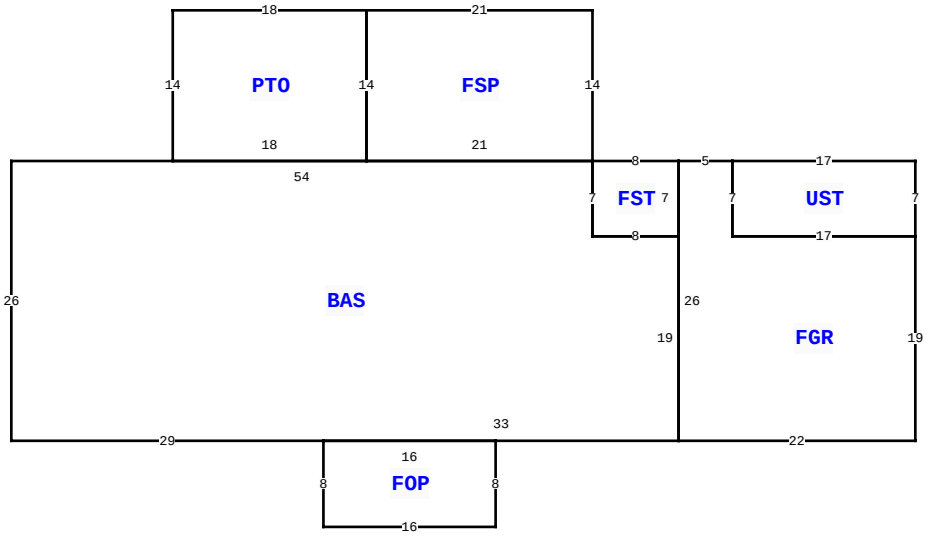
NEIGHBORHOOD/LOC 25416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	124,322
FGR	453	55		249	19,895
FOP	128	30		38	3,036
FSP	294	40		118	9,428
FST	56	55		31	2,477
PTO	252	5		13	1,039
UST	119	45		54	4,315
TOTALS	2,858			2,059	164,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,059	111.7440	122.92	253,092	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1556 HX Base Yr



254 SW QUINCY TER, LAKE CITY

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

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	12	94	1,128.00	UT	2.00	2.00	100	1993	1993	3	100	2,256	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	1993	1993	3	100	1,260	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		164,510
TOTAL MARKET OB/XF VALUE		5,016
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		194,526
SOH/AGL Deduction		92,982
ASSESSED VALUE		101,544
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		45,133
TOTAL JUST VALUE		194,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,511

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 NOTES

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$.

LAND DESCRIPTION

TOTAL OB/XF 5,016

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	190.00	153.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 09/03/2024 BY JS Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS