AKA LOT 15 HAWKS RIDGE ACRES UNR
OF SW1/4 OF SW1/4, RUN E 654.04
704.20 FT, W 654.06 FT, N 2 DEG

SMITH SHAUN/DUGGAN HEATHER
853 SE JULIA TER
LAKE CITY, FL 32024

**2027**

**26-6S-17-09859-815**

## BUILDING CHARACTERISTICS

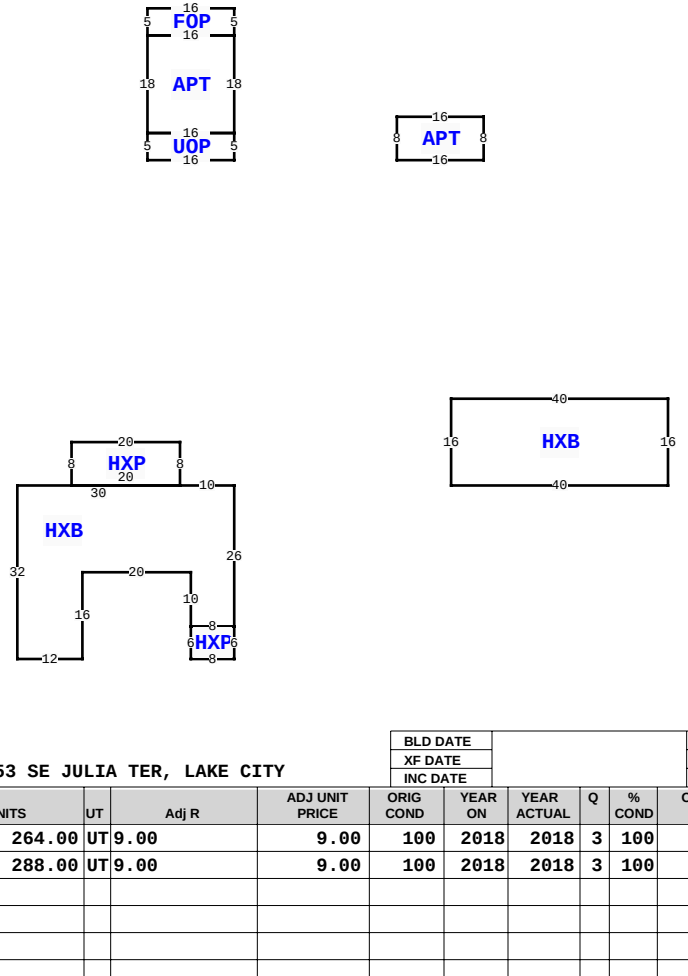
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Quality | 07 | 07 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 35617.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| APT | 128 | 100 | | 128 | 17,638 |
| APT | 288 | 100 | | 288 | 39,686 |
| FOP | 80 | 30 | | 24 | 3,307 |
| HXB | 640 | 100 | | 640 | 88,191 |
| HXB | 912 | 100 | | 912 | 125,672 |
| HXP | 48 | 30 | | 14 | 1,929 |
| HXP | 160 | 30 | | 48 | 6,614 |
| UOP | 80 | 20 | | 16 | 2,205 |
| TOTALS | 2,336 | | | 2,070 | 285,242 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,070 | 134.6984 | 148.17 | 306,712 | 2018 | 2018 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM 100% - 2024 Heated Area: 1968 HX Base Yr 2024




853 SE JULIA TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0296 | SHED METAL | 0 | 100 | 11 | 24 | 264.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 100 | 2,376 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 9.00 | 9.00 | 100 | 2018 | 2018 | 3 | 100 | 2,592 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 285,242 |
| TOTAL MARKET OB/XF VALUE | | 4,968 |
| TOTAL LAND VALUE - MARKET | | 47,520 |
| TOTAL MARKET VALUE | | 337,730 |
| SOH/AGL Deduction | | 92,162 |
| ASSESSED VALUE | | 245,568 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 194,157 |
| TOTAL JUST VALUE | | 337,730 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 342,908 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38523 | ADDN SFR | 0 | 08/26/2019 |
| 36622 | SFR | 724 | 04/24/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1475/1997 | 9/1/2022 | WD | Q | I | 01 | 350,000 |
| GRANTOR: WILLIAMS RICHARD LEE | | | | | | |
| GRANTEE: SMITH SHAUN | | | | | | |
| 1412/0332 | 5/22/2020 | WD | Q | I | 01 | 252,000 |
| GRANTOR: NANSEA CAROLE MARKHAM | | | | | | |
| GRANTEE: RICHARD LEE & MADIS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

HXB= W10 HXP= N8 W20 S8 E20$ W30 S32 E12 N16 E20 S10 HXP= S6 E8 N6 W8$ E8 N26$ PTR= E40 HXB= E40 N16 W40 S16$ W40$ PTR= N60 UOP= N5 APT= N18 FOP= N5 W16 S5 E16$ W16 S18 E16$ W16 S5 E16$ S60$ PTR= N60 E30 APT= E16 N8 W16 S8$ S60 W30$.

## LAND DESCRIPTION

TOTAL OB/XF 4,968

| 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 | | A-1 | 0.00 | 0.00 | 10.56 | AC | | 1.00 | 1.00 | 0.50 | 9,000.00 | 4,500.00 | 47,520 | | | | | | | |

REVIEW DATE 01/06/2023 BY CP Total Acres: 10.56 Total Land Value: 47,520 Market: 0 Agricultural: 0 Common: 47,520 PRINTED 11/16/2026 BY SYS