

BEG SW COR OF NW1/4 OF NW1/4
 RUN E 351.70 FT, NW 532.54 FT,
 W APPROX 280 FT TO W LINE OF

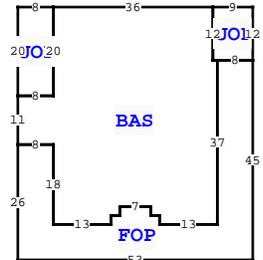
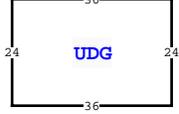
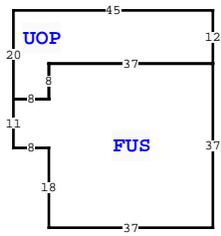
HUESMAN JILL D
 270 SW KYLE WAY
 LAKE CITY, FL 32025

2026

27-5S-17-09411-005


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
ArchitECTUAL	05	CONV 100
Units		0 100
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		
0100	01	4,230	119.3808	136.09	575,661	1993	1993	0	0	35.00	65.00		
1 SINGLE FAM 100% - 1997 Heated Area: 3310 HX Base Yr 1997													



Quality	07	07			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	27517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,853	100		1,853	163,914
FOP	900	30		270	23,884
FUS	1,457	100		1,457	128,884
UDG	864	55		475	42,018
UOP	108	20		22	1,946
UOP	160	20		32	2,831
UOP	604	20		121	10,704
TOTALS	5,946			4,230	374,180

270 SW KYLE WAY, LAKE CITY

BLD DATE	LGL DATE	03/23/2022	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0	612.00	UT	1.40	1.40	100	0	0	3	100	857	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	1,000	

TOTAL OB/XF 3,857

LAND DESCRIPTION										TOTAL OB/XF														
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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.79	AC		1.00	1.00	1.00	280.00	280.00	781							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	2.79	AC		1.00	1.00	1.00	4,000.00	4,000.00	11,160							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				374,180	
TOTAL MARKET OB/XF VALUE				3,857	
TOTAL LAND VALUE - MARKET				15,160	
TOTAL MARKET VALUE				382,818	
SOH/AGL Deduction				128,524	
ASSESSED VALUE				254,294	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				202,883	
TOTAL JUST VALUE				393,197	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				386,652	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/1620	9/10/2014	QC	U	I	11	100
GRANTOR: KEVIN R HUESMAN						
GRANTEE: JILL HUESMAN						
0818/1856	2/23/1996	WD	U	I	35	160,000
GRANTOR: LAWRENCE & PATTI HATF						
GRANTEE: KEVIN & JILL HUESMA						

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS= W36 UOP= W8 S20 E8 N20 S20 W8 S11 FOP= S26 E53 N45 W8 S37
 W13 N2 W2 N2 W7 S2 W2 S2 W13 N18 W8 S8 S18 E13 N2 E2 N2 E7
 S2 E2 S2 E13 N37 UOP= E8 N12 W9 S12 E1 S W1 N12 PTR=N40 FUS=
 N37 UOP= N12 W45 S20 E8 N8 E37 S W37 S8 W8 S11 E8 S18 E37 S
 PTR= E40 UDG= E36 N24 W36 S24 S W40 S S40 S.