

COMM SE COR OF W1/2 OF NW1/4,
 RUN N 1003.32 FT TO N R/W OF
 REGISTER RD, W 396.23 FT FOR

HILL KAREN/SMITH JAMES G
 183 NE REGISTER LANE
 LAKE CITY, FL 32055

2026

28-1S-17-04576-000


| BUILDING CHARACTERISTICS | | | | | | | | | | MARKET ADJUSTMENTS | | | | | | | | | | COLUMBIA COUNTY PROPERTY | | | | | | | | | | | |
|---|------------|--------------|----------------------|-----|-------|----------|----------|----------------|-------------|--|-------------|-----------|-------------|-----------------|----------------|----------------|------------|-----------------------------|------|---|--------|-------------------|----|--------|--|--|--|--|--|--|--|
| ELEMENT | CD | CONSTRUCTION | | | | | | | | TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | VALUATION SUMMARY | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | VALUATION BY STANDARD Tax Group: 3 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 7,000 TOTAL LAND VALUE - MARKET 52,195 TOTAL MARKET VALUE 59,195 SOH/AGL Deduction 19,167 ASSESSED VALUE 40,028 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 40,028 TOTAL JUST VALUE 59,195 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 59,195 | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE 0912/2298 10/15/2000 WD Q I 01 100 GRANTOR: VERENDA SIRMANS GRANTEE: KAREN HILL & JAMES 0903/2218 6/07/2000 WD Q I 01 100 GRANTOR: VERENDA SIRMANS GRANTEE: KAREN HILL | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | BUILDING NOTES BUILDING DIMENSIONS | | | | | | | | | | | |
| DOR CODE 0000 VACANT MAP NUM MKT AREA 03 NEIGHBORHOOD/LOC 28117.00 1.00/ AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE TOTALS | | | | | | | | | | BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/11/2025 MLU | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | |
| 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 | 9945 | Well/Sept | 0 0 | 0 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | | | | | | | | | | | | | | | | | |
| 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 | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV | | | | | | | |
| 1 | 0000 | C | VAC RES | 0 | | A-1 | 0.00 | 0.00 | 8.03 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 52,195 | | | | | | | | | | | | | | |
| REVIEW DATE 07/20/2015 BY DF Total Acres: 8.03 Total Land Value: 52,195 Market: 0 Agricultural: 0 Common: 52,195 PRINTED 03/24/2026 BY SYS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |