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

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
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					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	05/11/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

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	64,240
TOTAL MARKET VALUE	71,240
SOH/AGL Deduction	31,212
ASSESSED VALUE	40,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	40,028
TOTAL JUST VALUE	71,240
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	59,195

SALE:2:1: CORRECTIVE DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

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	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 7,000

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	0000	C	VAC RES	0		A-1	0.00	0.00	8.03	AC		1.00	1.00	1.00	8,000.00	8,000.00	64,240							

REVIEW DATE 07/20/2015 BY DF Total Acres: 8.03 Total Land Value: 64,240 Market: 0 Agricultural: 0 Common: 64,240 PRINTED 06/10/2026 BY SYS