W1/2 OF SE1/4 OF NE1/4 OF NE1/4.
BLOCK B RANCHETTES S/D UNREC.

REKO LEA EVENSON
167 NW BATTLE HILL LN
LAKE CITY, FL 32055

2027

28-3S-16-02348-000

BUILDING CHARACTERISTICS

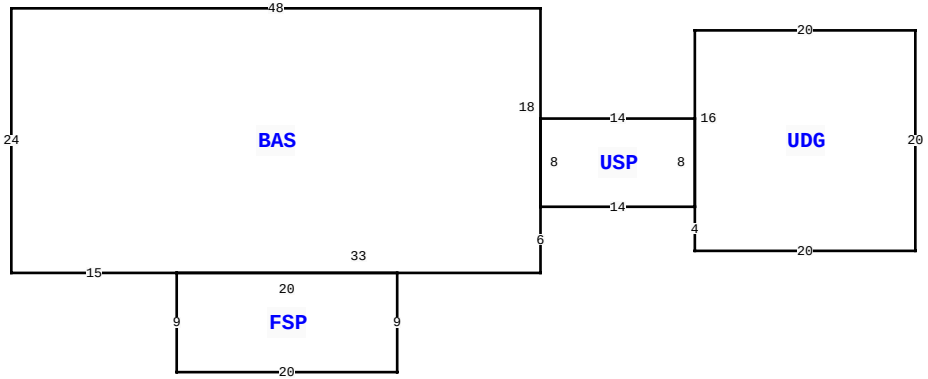
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	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	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	76,490
FSP	180	40		72	4,781
UDG	400	55		220	14,607
USP	112	35		39	2,590
TOTALS	1,844			1,483	98,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	92.8620	102.15	151,488	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1152 HX Base Yr 2007



167 NW BATTLE HILL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	175	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	7,200.00	7,200.00	100	0	0	3	100	7,200	
4	0166	CONC,PAVMT	0	100	10	24	240.00	UT	2.50	2.50	100	2010	2010	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		98,467
TOTAL MARKET OB/XF VALUE		8,375
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		151,842
SOH/AGL Deduction		60,336
ASSESSED VALUE		91,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		40,095
TOTAL JUST VALUE		151,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,636

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28281	STORAGE	127	12/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/2455	10/25/2023	LE	U	I	14	0

GRANTOR: REKO LEA E FKA LEA EV

GRANTEE: REKO LEA E (ENH LE)

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E15 E33 N6 N18 $
UDG=[ORIG=14,18] S4 E20 N20 W20 S16 $
FSP=[ORIG=-33,24] S9 E20 N9 W20 $
USP=[ORIG=0,18] E14 N8 W14 S8 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,375

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/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 03/08/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 11/17/2026 BY SYS