LOT 10 BLOCK B RANCHETTES S/D UN
E1/2 OF SW1/4 OF NW1/4 OF NE1/4

FLECK DARLA DE'CHA/FLECK GARY MICHAEL
509 NW BATTLE HILL LN
LAKE CITY, FL 32055

2027

28-3S-16-02358-001

BUILDING CHARACTERISTICS

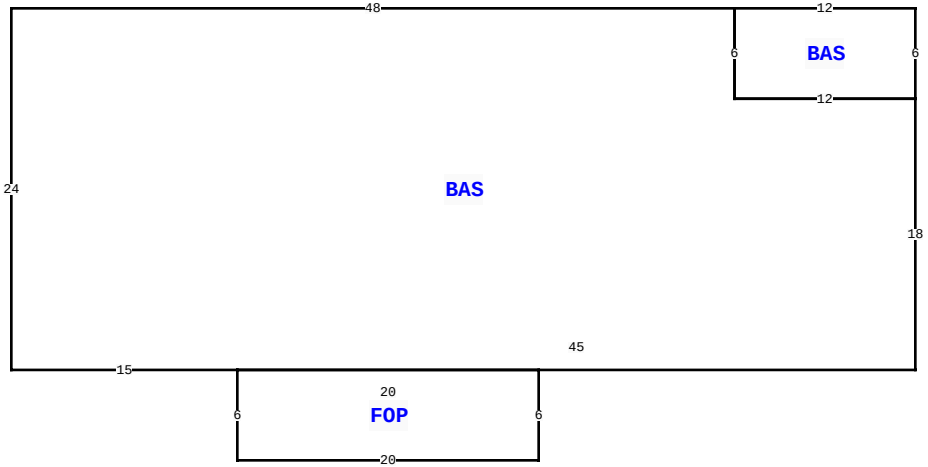
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	72	100		72	6,523
BAS	1,368	100		1,368	123,946
FOP	120	30		36	3,262
TOTALS	1,560			1,476	133,731

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,476	126.7200	139.39	205,740	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1440 HX Base Yr 2026



509 NW BATTLE HILL LN, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
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	100	
2	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
4	0280	POOL R/CON	0	100	18	38	684.00	UT	70.00	70.00	100	2014	2014	3	76	36,389	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,000	
6	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	133,731
TOTAL MARKET OB/XF VALUE	39,489
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	218,220
SOH/AGL Deduction	0
ASSESSED VALUE	218,220
TOTAL EXEMPTION VALUE	HX HB 13 218,220
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	218,220
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1458/2657	2/07/2022	WD	Q	I	01	230,000
GRANTOR: HORTON RANDOLPH JACKS						
GRANTEE: SUMMERS DARLA DE'CH						
0636/0427	10/09/1987	QC	U	I		30,000
GRANTOR: FARMERS HOME ADMIN						
GRANTEE: HORTON JIM W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W48 S24 E15 E45 N18 W12 N6 $
FOP=[ORIG=-33,24] S6 E20 N6 W20 $
BAS=[ORIG=12,6] N6 W12 S6 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 39,489

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