

PART OF LOT 8 BLOCK B RANCHETTES
NE COR OF SEC, W 2250.30 FT, S 1
POB, CONT S 79.31 FT, W 271.75 F

HESSLEY CHRIS A
1267 NW BROWN RD
LAKE CITY, FL 32055

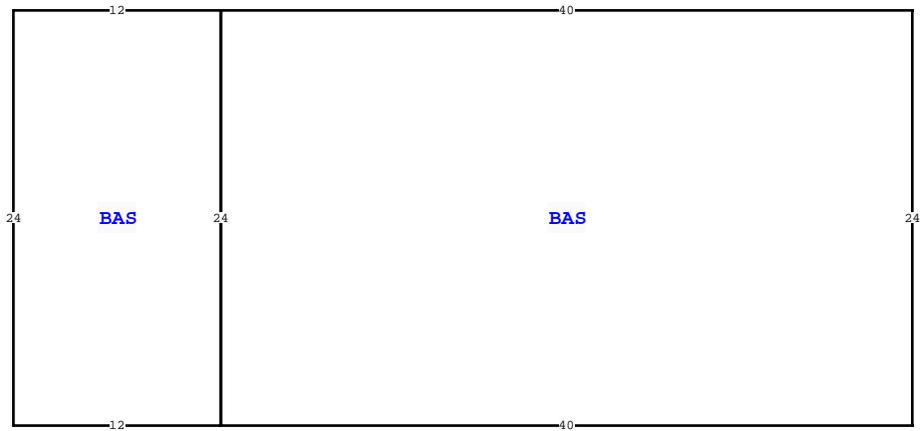
2026

28-3S-16-02359-003



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
31	VINYL SID 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
14	CARPET 80		
08	SHT VINYL 20		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	3	100
	Bathrooms	1	100
	Frame	NONE	100
	Stories	1.	1. 100
	Architectual Units	0	100
	Condition Adj	03	100
	Kitchen Adjus	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
BAS	288	100	
BAS	960	100	
TOTALS	1,248		1,248 102,438

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,248	110.7720	126.28	157,597	1989	1989	0	0	35.00	65.00
1 SINGLE FAM 0% - 2024 Heated Area: 1248 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			102,438
TOTAL MARKET OB/XF VALUE			1,017
TOTAL LAND VALUE - MARKET			9,750
TOTAL MARKET VALUE			113,205
SOH/AGL Deduction			0
ASSESSED VALUE			113,205
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			113,205
TOTAL JUST VALUE			113,205
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/1029	8/13/2021	QC	U	I	11	0
GRANTOR: ARNOLD HIRAM KENNETH						
GRANTEE: HESSLEY CHRIS A (FK						
0897/1929	2/25/2000	SD	Q	I		45,000
GRANTOR: FIRST FEDERAL SVGS BA						
GRANTEE: HIRAM & CHRIS ARNOL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	75

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				05/09/2022	MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W40 BAS= W12 S24 E12 N24\$ S24 E40 N24\$.											

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	0		RSF/MH	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							