NW1/4 OF SW1/4 OF NW1/4.

868-1222, WD 1031-1402, WD 1041-

HAWXHURST LINDA J
447 SW EVA TER
LAKE CITY, FL 32024

2027

28-4S-16-03234-006

BUILDING CHARACTERISTICS

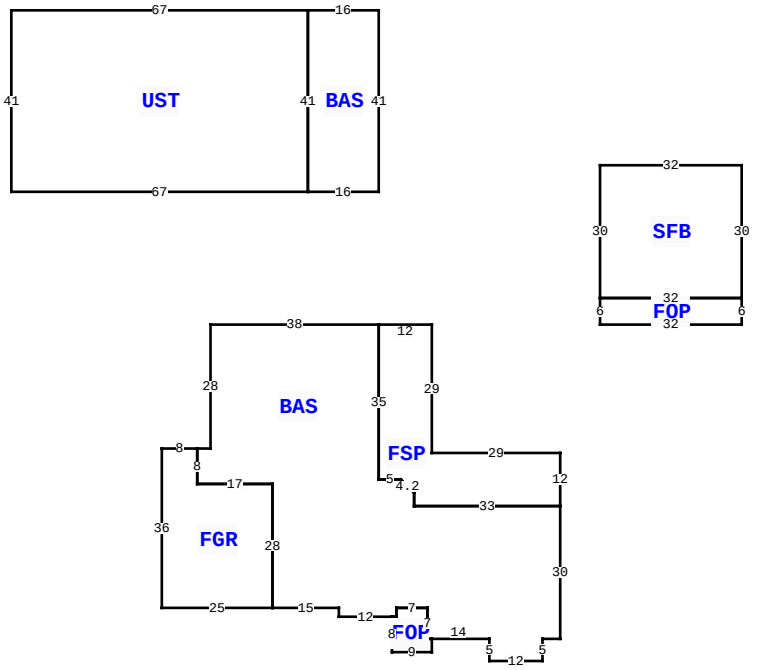
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 01
NEIGHBORHOOD/LOC	28416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	656	100		656	60,554
BAS	3,347	100		3,347	308,953
FGR	764	55		420	38,769
FOP	81	30		24	2,215
FOP	192	30		58	5,354
FSP	797	40		319	29,446
SFB	960	80		768	70,892
UST	2,747	45		1,236	114,093
TOTALS	9,544			6,828	630,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	6,828	103.5960	113.96	778,119	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 0% - 2027 Heated Area: 4963 HX Base Yr



447 SW EVA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0280	POOL R/CON	0	0	0	0	563.00	UT	175.00	175.00	100	2006	2006	3	51	50,248	
2	0282	POOL ENCL	0	0	0	0	1,510.00	UT	37.50	37.50	100	2006	2006	3	40	22,650	
3	0166	CONC,PAVMT	0	0	0	0	1,409.00	UT	2.00	2.00	100	2006	2006	3	100	2,818	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	630,276
TOTAL MARKET OB/XF VALUE	75,716
TOTAL LAND VALUE - MARKET	95,000
TOTAL MARKET VALUE	800,992
SOH/AGL Deduction	0
ASSESSED VALUE	800,992
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	800,992
TOTAL JUST VALUE	800,992
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	812,441

SALE:2:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25750	GARAGE	394	04/25/2007
24080	POOL ENCL	30	01/26/2006
24080	POOL ENCL	30	01/26/2006
24009	POOL	225	01/03/2006
23449	SFR	940	08/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/454	9/10/2026	LE	U	I	14	100
GRANTOR: HAWXHURST MICHAEL R (						
GRANTEE: HAWXHURST LINDA J (						
1329/2774	1/27/2017	WD	Q	I	01	480,000
GRANTOR: DOUGLAS E & KIMMY EDG						
GRANTEE: MICHAEL R HAWXHURST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S28 W3 FGR= W8 S36 E25 N28 W17 N8$ S8 E17 S28 E15 S2 E12 FOP= S8 E9 N3 W1 N7 W7 S2 W1$ E1 N2 E7 S7 E14 S5 E12 N5 E4 N30 FSP= N12 W29 N29 W12 S35 E5 D3 R3 S3 E33$ W33 N3 L3 U3 W5 N35$ PTR= N30 BAS= N41 W16 UST= W67 S41 E67 N41$ S41 E16$ S30$ PTR= E50 FOP= E32 N6 SFB= N30 W32 S30 E32$ W32 S6$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 75,716

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	0			0.00	0.00	10.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,000							

REVIEW DATE 07/15/2019 BY BC Total Acres: 10.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 11/17/2026 BY SYS