NE1/4 OF SE1/4 OF SW1/4, EX BEG OF SE1/4 OF SE1/4 OF SW1/4, RUN FT TO NE COR OF SE1/4 OF SW1/4 R

PURSEL GORDON JAMES/PURSEL CHERYL LYNN
554 SW HILLCREST ST
LAKE CITY, FL 32025

2027

28-4S-17-08840-000

BUILDING CHARACTERISTICS

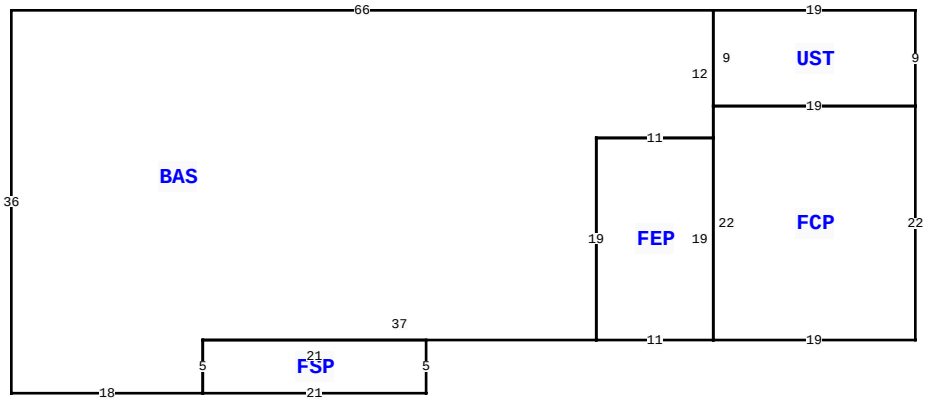
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	28417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100		1,927	160,376
FCP	418	25		104	8,655
FEP	209	80		167	13,899
FSP	105	40		42	3,496
UST	171	45		77	6,408
TOTALS	2,830			2,317	192,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,317	116.4000	128.04	296,669	1968	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1927 HX Base Yr 2023



554 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0261	PRCH, UOP	0	100	10	22	220.00	UT	2.00	2.00	100	0	0	3	100	440	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,250	
10	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	16,500	

LAND DESCRIPTION

TOTAL OB/XF 23,890

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		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	13,000.00	13,000.00	32,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	13,000.00	13,000.00	34,450							

REVIEW DATE 06/29/2017 BY DF Total Acres: 5.15 Total Land Value: 66,950 Market: 0 Agricultural: 0 Common: 66,950 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	192,835
TOTAL MARKET OB/XF VALUE	25,490
TOTAL LAND VALUE - MARKET	66,950
TOTAL MARKET VALUE	285,275
SOH/AGL Deduction	16,810
ASSESSED VALUE	268,465
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	217,054
TOTAL JUST VALUE	285,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,784

SALE:3:1: 6.46 ACRES

SALE:2:1: 4 AC

SALE:1:1: 5.09 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055213	Roof Replacement	23,865	03/11/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/324	12/14/2022	WD	U	I	11	0
GRANTOR: SIMONIAN SANDRA P						
GRANTEE: PURSEL GORDON JAMES						
1465/147	4/22/2022	WD	U	I	11	100
GRANTOR: SIMONIAN BARBARA J AS						
GRANTEE: PURSEL GORDON JAMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S36 E18 FSP= E21 N5 W21 S5$ N5 E37 FEP= E11 FCP= E19 N22 W19 S22$ N19 W11 S19$ N19 E11 N12$ UST= S9 E19 N9 W19$.

NE1/4 OF SE1/4 OF SW1/4, EX BEG OF SE1/4 OF SE1/4 OF SW1/4, RUN FT TO NE COR OF SE1/4 OF SW1/4 R

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NEIGHBORHOOD/LOC	28417.00	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	
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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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
11	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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

REVIEW DATE 06/29/2017 BY DF Total Acres: 5.15 Total Land Value: 66,950 Market: 0 Agricultural: 0 Common: 66,950 PRINTED 11/17/2026 BY SYS