BEG SE COR OF SW1/4 RUN WEST 280 FT, WEST 108.98 FT, N 678.09 FT, S 679.68 FT, EAST 334.17 FT, S 6

REGISTER LARRY B
388 SW HILLCREST ST
LAKE CITY, FL 32025

2027

28-4S-17-08840-002

BUILDING CHARACTERISTICS

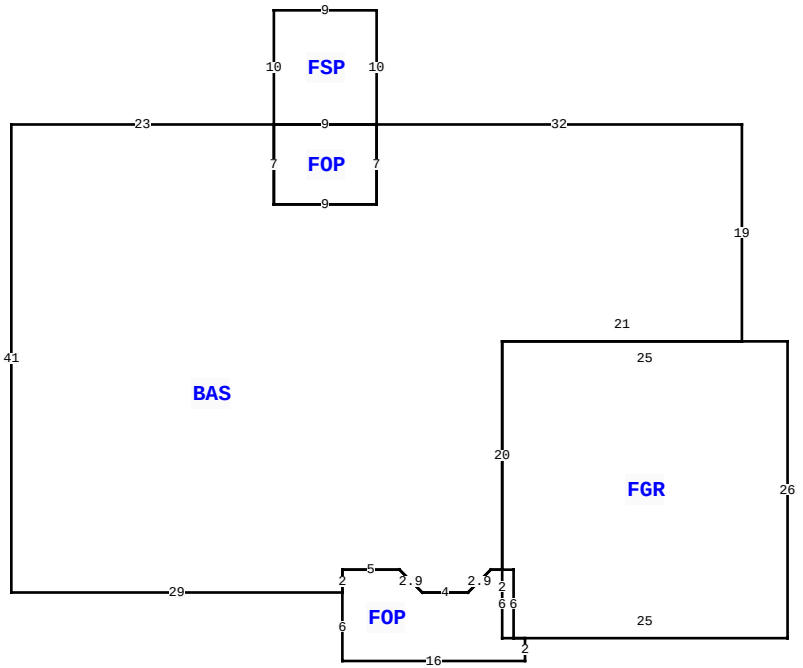
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	5000	IMPROVED AG
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	2,083	100		2,083	184,127
FGR	650	55		358	31,645
FOP	63	30		19	1,680
FOP	110	30		33	2,917
FSP	90	40		36	3,182
TOTALS	2,996			2,529	223,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,529	113.1840	124.50	314,860	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2026 Heated Area: 2083 HX Base Yr 2026



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

506 SW HILLCREST ST, LAKE CITY

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	1,290.00	UT	1.50	1.50	100	1996	1996	3	100	1,935	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0040	BARN,POLE	0	100	24	30	720.00	UT	0.75	0.75	100	1993	1993	3	100	540	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0210	GARAGE U	0	100	24	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
7	0294	SHED WOOD/	0	100	10	24	240.00	UT	1.50	1.50	100	1993	1993	3	100	360	
8	0260	PAVEMENT-A	0	100	0	0	6,820.00	UT	1.30	1.30	100	2017	2017	3	100	8,866	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
10	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		223,551
TOTAL MARKET OB/XF VALUE		23,001
TOTAL LAND VALUE - MARKET		122,850
TOTAL MARKET VALUE		259,094
SOH/AGL Deduction		82,823
ASSESSED VALUE		176,271
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		119,860
TOTAL JUST VALUE		369,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17546	RELOCATE	100	10/16/2000
10066	SFR	320	08/11/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/653	9/02/2025	WD	U	I	11	100
GRANTOR: REGISTER RAY CHARLES						
GRANTEE: REGISTER LARRY B						
1527/1871	11/18/2024	PB	U	I	18	0
GRANTOR: REGISTER W C						
GRANTEE: REGISTER LARRY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 FSP= N10 W9 S10 E9$ FOP= W9 S7 E9 N7$ S7 W9 N7 W23 S41 E29 FOP= S6 E16 N2 W1 N6 W2 D2 L2 W4 L2 U2 W5 S2$ N2 E5 D2 R2 E4 R2 U2 E1 FGR= S6 E25 N26 W25 S20$ N20 E21 N19$.

LAND DESCRIPTION

TOTAL OB/XF 23,001

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	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	12.65	AC		1.00	1.00	1.00	280.00	280.00	3,542							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	12.65	AC		1.00	1.00	1.00	9,000.00	9,000.00	113,850							

REVIEW DATE 06/29/2017 BY DF Total Acres: 13.65 Total Land Value: 12,542 Market: 113,850 Agricultural: 3,542 Common: 9,000 PRINTED 11/17/2026 BY SYS