LOT 38 SUWANNEE VALLEY FARMS S/D

WD 1076-1870,WD 1281-1341, WD 13

HETRICK CHRISTOPHER M/HETRICK MONTA M
446 NW CAMBRIDGE HILL WAY
LAKE CITY, FL 32055

2027

29-2S-16-01777-138

BUILDING CHARACTERISTICS

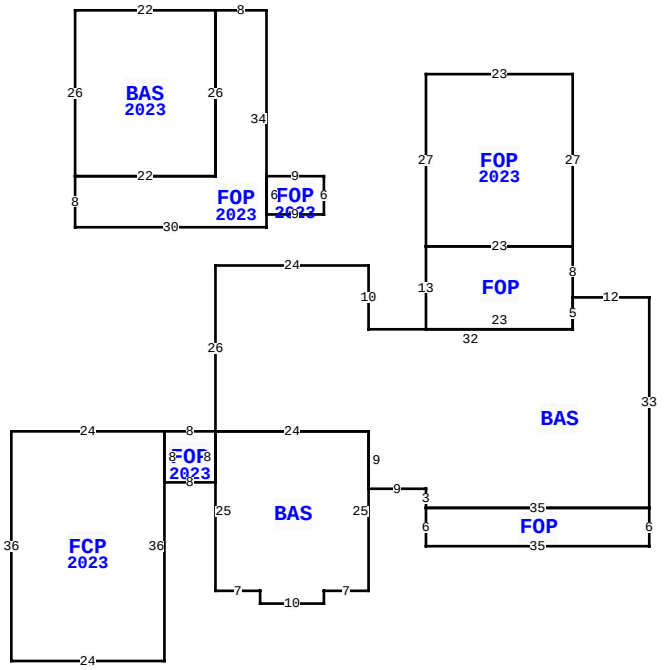
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		29216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100		620	76,609
BAS	1,889	100		1,889	233,410
BAS	572	100	2023	572	70,678
FCP	864	25	2023	216	26,689
FOP	210	30		63	7,784
FOP	299	30		90	11,121
FOP	54	30	2023	16	1,977
FOP	64	30	2023	19	2,348
FOP	448	30	2023	134	16,557
FOP	621	30	2023	186	22,983
TOTALS	5,641			3,805	470,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,805	119.5040	131.45	500,167	2019	2019	0	0	0	6.00	94.00

1 SINGLE FAM 100% - 2022 Heated Area: 3081 HX Base Yr 2022



446 NW CAMBRIDGE HILL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 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	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	35,000	
2	0166	CONC,PAVMT	0	100	0	0	180.00	UT	2.00	2.00	100	2019	2019	3	100	360	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0280	POOL R/CON	0	100	0	0	640.00	UT	70.00	70.00	100	2023	2022		95	42,560	
6	0166	CONC,PAVMT	0	100	0	0	1,500.00	UT	3.00	3.00	100	2023	2022		100	4,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2024	2023		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	470,157
TOTAL MARKET OB/XF VALUE	91,120
TOTAL LAND VALUE - MARKET	65,000
TOTAL MARKET VALUE	626,277
SOH/AGL Deduction	82,228
ASSESSED VALUE	544,049
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	492,638
TOTAL JUST VALUE	626,277
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	634,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044851	Solar Power Syste	53,210	06/30/2022
000043832	Swimming Pool and	60,000	03/03/2022
000043336	Additions	85,000	12/08/2021
000043337	Additions	132,000	12/08/2021
37547	SFR	1,035	12/14/2018
37144	PUMP/UTPOL	50	08/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1576/1435	8/13/2026	LE	U	I	14	100
GRANTOR: HETRICK CHRISTOPHER M						
GRANTEE: HETRICK CHRISTOPHER						
1430/848	2/12/2021	WD	Q	I	01	389,900
GRANTOR: SPRING JOHN DAVID						
GRANTEE: HETRICK CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

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BAS=[ORIG=0,0] W12 S5 W32 N10 W24 S26 E24 S9 E9 S3 E35 N33 $
FCP=[YR=2023;ORIG=-76,21] W24 S36 E24 N36 $
FOP=[YR=2023;ORIG=-12,-35] W23 S27 E23 N27 $
BAS=[ORIG=-68,21] S25 E7 S2 E10 N2 E7 N25 W24 $
BAS=[YR=2023;ORIG=-68,-45] W22 S26 E22 N26 $
FOP=[YR=2023;ORIG=-60,-45] W8 S26 W22 S8 E30 N34 $
FOP=[ORIG=-12,0] N8 W23 S13 E23 N5 $
FOP=[ORIG=-35,33] S6 E35 N6 W35 $
FOP=[YR=2023;ORIG=-76,21] E8 S8 W8 N8 $
FOP=[YR=2023;ORIG=-60,-19] E9 S6 W9 N6 $
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LAND DESCRIPTION

TOTAL OB/XF 91,120

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-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 5.01 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 11/17/2026 BY SYS