

N 170 FT OF LOT 4 & ALL LOT 5 HI  
359-317, 642-731, 748-238, 792-1

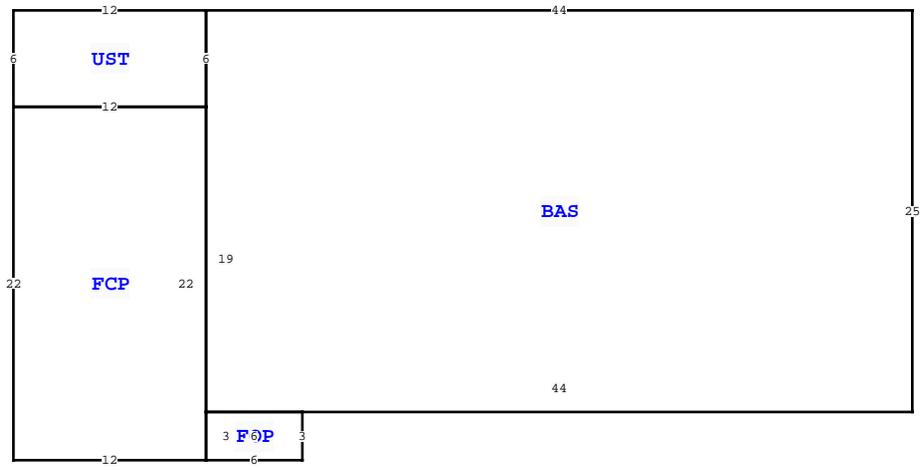
HUTCHERSON WILLIE L  
307 SW MICHAEL DR  
LAKE CITY, FL 32024

2026

30-4S-17-08905-002

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	13 LAM/VNLPLK 20
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023		Heated Area: 1100					HX Base Yr	2023



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	100,601
FCP	264	25		66	6,036
FOP	18	30		5	458
UST	72	45		32	2,926
TOTALS	1,454			1,203	110,020

307 SW MICHAEL DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

L N	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	0294	SHED WOOD/	0	100	0	0		0.00	100	1993	1993	3	100	200	

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	100		00	0.00	0.00	2.00	LT		1.00	1.00	0.75	18,500.00	13,875.00	27,750							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			110,020
TOTAL MARKET OB/XF VALUE			200
TOTAL LAND VALUE - MARKET			27,750
TOTAL MARKET VALUE			137,970
SOH/AGL Deduction			6,704
ASSESSED VALUE			131,266
TOTAL EXEMPTION VALUE	HX HB VX 13		131,266
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			137,970
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			136,039
LAND:1:1: 1.50 AC.			
SALE:4:1: N 170 FT LOT 4 & LOT 5, HILLSIDE			
SALE:3:1: N 170 FT LOT 4 & LOT 5, HILLSIDE			
SALE:2:1: SALE FROM MTG CO			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32026	MAINT/ALTR	35	06/09/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1410/0557	3/31/2020	WD Q	Q	I	01	115,500
GRANTOR: MARRIANNE S SCOTTEN F						
GRANTEE: WILLIE L HUTCHERSON						
1179/1857	8/10/2009	WD U	U	I	11	100
GRANTOR: MALLORY P HILLHOUSE						
GRANTEE: MARRIANNE S HILLHOU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 UST= W12 S6 E12 N6\$ S6 FCP= W12 S22 E12 N22 \$ S19 FOP= S3 E6 N3 W6\$ E44 N25\$.