

COMM NE COR OF NW1/4, RUN SW 61
627.65 FT TO C/L OF US-441, RUN
C/L OF 627.22 FT, E 50.64 FT FOR

VASS DEBRA DENISE/HUGHES JASON RAMSEY
193 NW GREEN LN
LAKE CITY, FL 32055

2026

33-1S-17-04629-006
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	02	WALL BD/WD	90
Interior Wall	05	DRYWALL	10
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		3	100
Frame	03	MASONRY	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	03
NEIGHBORHOOD/LOC	33117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,920	100	
UOP	800	20	
UOP	1,152	20	
TOTALS	3,872		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
2	SINGLE FAM	100% - 0			266,528	1977	1977	0	0	35.00	65.00												
Heated Area: 1920 HX Base Yr																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/18/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/18/2026		
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			05/18/2026																				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		199,265	
TOTAL MARKET OB/XF VALUE		14,735	
TOTAL LAND VALUE - MARKET		176,000	
TOTAL MARKET VALUE		229,510	
SOH/AGL Deduction		107,889	
ASSESSED VALUE		121,621	
TOTAL EXEMPTION VALUE	HX HB VX SX	98,248	
BASE TAXABLE VALUE		23,373	
TOTAL JUST VALUE		390,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		368,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38098	TR/TRAILER	257	05/10/2019
20290	REMODEL	100	01/03/2003
9875	M H	125	06/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1562/2531	3/11/2026	QC	U	I	11	100
GRANTOR: HUGHES DEBRA ANN						
GRANTEE: VASS DEBRA DENISE						
1255/2739	6/06/2013	WD	Q	I	01	50,000
GRANTOR: JOSEPH M SR & TASHA &						
GRANTEE: RONNIE JERRY & DEBR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0040	BARN, POLE	0	0	60	24	1.00	UT	0.00	100	1993
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2003
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2011
4	0166	CONC, PAVMT	0	100	15	32	480.00	UT	2.00	100	2004
5	0060	CARPORT F	0	100	15	21	315.00	UT	5.00	100	2004
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2015
7	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100	

TOTAL OB/XF												14,735												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0.50	AC		1.00	1.00	1.00	4,000.00	4,000.00	2,000							
2	5700	A	TIMBER 4	0		A-1	0.00	0.00	10.00	AC		1.00	1.00	1.00	227.00	227.00	2,270							
3	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	4,000.00	4,000.00	2,000							
4	6200	A	PASTURE 3	0		A-1	0.00	0.00	33.00	AC		1.00	1.00	1.00	280.00	280.00	9,240							
5	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	43.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	172,000							

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W80 S24 UOP= S10 E80 N10 W80\$ E80 N24\$ UOP= N10 W88 S44 E8 N34 E80\$.

REVIEW DATE 02/05/2020 BY JB																								
Total Acres: 44.00					Total Land Value: 15,510					Market: 172,000					Agricultural: 11,510					Common: 4,000				

COMM NE COR OF NW1/4, RUN SW 61
627.65 FT TO C/L OF US-441, RUN
C/L OF 627.22 FT, E 50.64 FT FOR

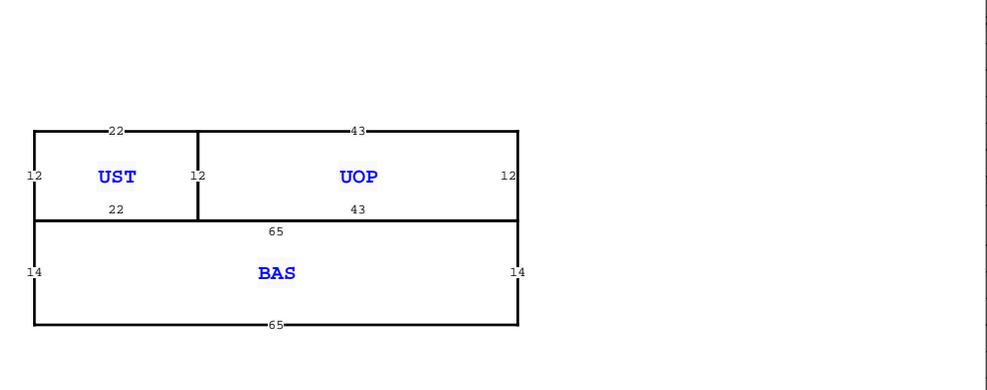
VASS DEBRA DENISE/HUGHES JASON RAMSEY
193 NW GREEN LN
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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,489	72.8190	43.69	65,054	1979	1979	0	0	60.00	40.00	



214 NW SPRADLEY RD, LAKE CITY

Quality	03	03			
DOR CODE	5000 IMPROVED AG				
MAP NUM	MKT AREA	03			
NEIGHBORHOOD/LOC	33117.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100		910	15,903
FOP	260	35		91	1,590
UDU	400	60		240	4,194
UOP	516	25		129	2,254
UST	264	45		119	2,080
TOTALS	2,350			1,489	26,022

EXTRA FEATURES																
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

BLD DATE		LGL DATE	05/18/2026	MLU
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INC DATE		AG DATE		

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GRANTOR: JOSEPH M SR & TASHA &						
GRANTEE: RONNIE JERRY & DEBR						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W65 S14 E65 N14\$ UOP= N12 W43 UST= W22 S12 E22 N12\$ S12 E43\$ PTR= N40 UDU= N20 FOP= N13 W20 S13 E20\$ W20 S20 E20\$ S40\$.												

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	