

(PARCEL NO "C" HILLCREST UNR): C
 SW1/4 OF NW1/4, RUN E 140 FT FOR
 657.60 FT, E 669.01 FT, S 657.63

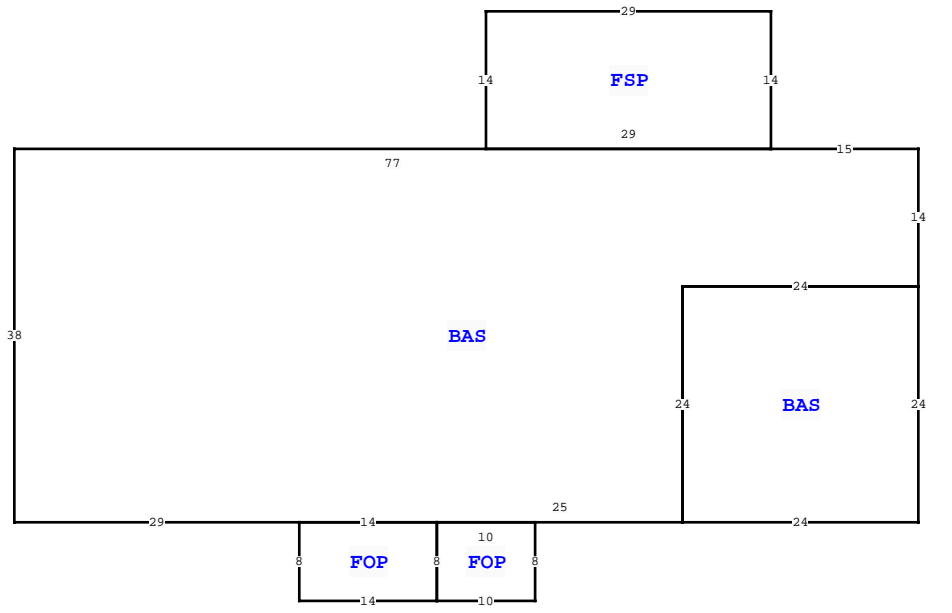
MORTON KEVIN SCOTT
 486 SW FAIRLINGTON CT
 LAKE CITY, FL 32025-2453

2026

33-4S-17-08944-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		3	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	33417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
BAS	2,920	100	
FOP	80	30	
FOP	112	30	
FSP	406	40	
TOTALS	4,094		

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%	- 2020		449,933	1993	1993	0	0	32.00	68.00
Heated Area: 3496 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			305,954
TOTAL MARKET OB/XF VALUE			5,820
TOTAL LAND VALUE - MARKET			111,100
TOTAL MARKET VALUE			422,874
SOH/AGL Deduction			172,789
ASSESSED VALUE			250,085
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			198,674
TOTAL JUST VALUE			422,874
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			412,224
SALE:2:1: 40 AC WITH IMP			
SALE:1:1: 40 AC W/ HOME			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
32554	MAINT/ALTR	45	12/18/2014
7330	SFR	108,000	07/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1384/0892	5/03/2019	WD Q	Q	I	01	385,000
GRANTOR: MARC AUSTIN & SHEREE						
GRANTEE: KEVIN SCOTT MORTON						
0870/1503	11/30/1998	WD Q	Q	I		203,900
GRANTOR: P GIEBEIG						
GRANTEE: MARC & SHEREE VANN						

EXTRA FEATURES		486 SW FAIRLINGTON CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0166	CONC, PAVMT	0 100
3	0120	CLFENCE 4	0 100
4	0210	GARAGE U	0 100
5	0169	FENCE/WOOD	0 100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0
2	0166	CONC, PAVMT	0 100	20	24	480.00	UT	1.50	1.50	100	0
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993
4	0210	GARAGE U	0 100	24	48	1.00	UT	0.00	0.00	100	1993
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017
TOTALS											

BUILDING NOTES											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= W15 FSP= N14 W29 S14 E29\$ W77 S38 E29 FOP= S8 E14 N8 W14\$ E14 FOP= S8 E10 N8 W10\$ E25 BAS= E24N24 W24S24\$ N24 E24 N14\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	AC	1.00
2	0000	C	VAC RES	100		A-1	0.00	0.00	9.10	AC	1.00