(PART OF HILLCREST UNR): BEG NW
1216.38 FT, E 523.43 FT, N 450.7
66.91 FT, N 26 DEG W 69.56 FT, N

HERBSTER KEITH RAY
288 SW FAIRLINGTON CT
LAKE CITY, FL 32025

2026

33-4S-17-08944-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

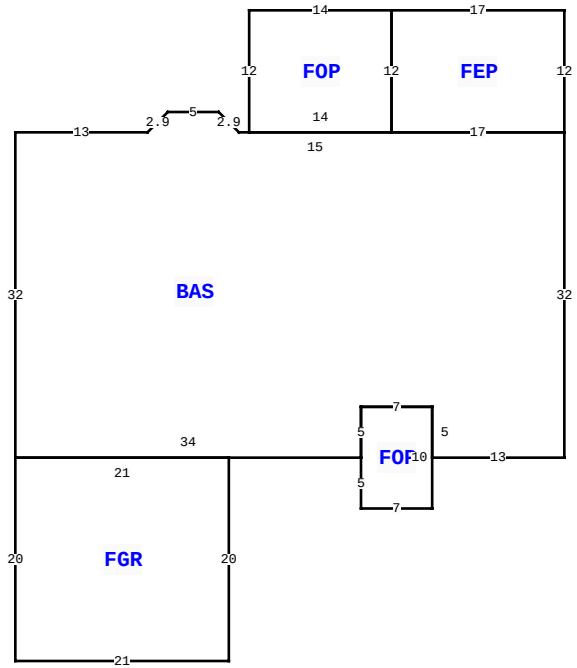
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,707	100		1,707	168,634
FEP	204	80		163	16,103
FGR	420	55		231	22,820
FOP	70	30		21	2,075
FOP	168	30		50	4,939
TOTALS	2,569			2,172	214,572

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,172	116.7880	133.14	289,180	2001	2001	0	0	0	25.80	74.20

1 SINGLE FAM 100% - 2002 Heated Area: 1707 HX Base Yr 2002



288 SW FAIRLINGTON CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		214,572
TOTAL MARKET OB/XF VALUE		18,085
TOTAL LAND VALUE - MARKET		120,670
TOTAL MARKET VALUE		247,681
SOH/AGL Deduction		76,255
ASSESSED VALUE		171,426
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		70,015
TOTAL JUST VALUE		353,327
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32612	MAINT/ALTR	45	01/15/2015
18040	SFR	280	03/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0922/1412	3/12/2001	WD	Q	V		57,500

GRANTOR: P GIEBEIG

GRANTEE: KEITH HERBSTER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N12 W14 S12 E14$ W15 U2 L2 W5 L2 D2 W13 S32 FGR= S20 E21 N20 W21$ E34 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E13 N32$ FEP= N12 W17 S12 E17$.

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	990.00	UT	1.50	1.50	100	2001	2001	3	100	1,485	
2	0166	CONC,PAVMT	0	100	30	20	600.00	UT	2.00	2.00	100	2012	2012	3	100	1,200	
3	0020	BARN,FR	0	100	30	40	1,200.00	UT	10.00	10.00	100	2012	2012	3	100	12,000	
4	0070	CARPORT UF	0	100	10	40	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
5	0070	CARPORT UF	0	100	10	40	400.00	UT	1.50	1.50	100	2012	2012	3	100	600	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,200	

LAND DESCRIPTION

TOTAL OB/XF 18,085

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	11,000.00	11,000.00	11,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	7.47	AC		1.00	1.00	1.00	445.00	445.00	3,324							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	280.00	280.00	700							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.97	AC		1.00	1.00	1.00	11,000.00	11,000.00	109,670							

REVIEW DATE 07/11/2017 BY DF Total Acres: 10.97 Total Land Value: 15,024 Market: 109,670 Agricultural: 4,024 Common: 11,000 PRINTED 05/08/2026 BY SYS