

AKA PRCL A-1, HILLCREST UNR: BEG OF SW1/4, RUN E 624.84 FT, S 9 D N 70 DEG W 411.16 FT TO PT OF A

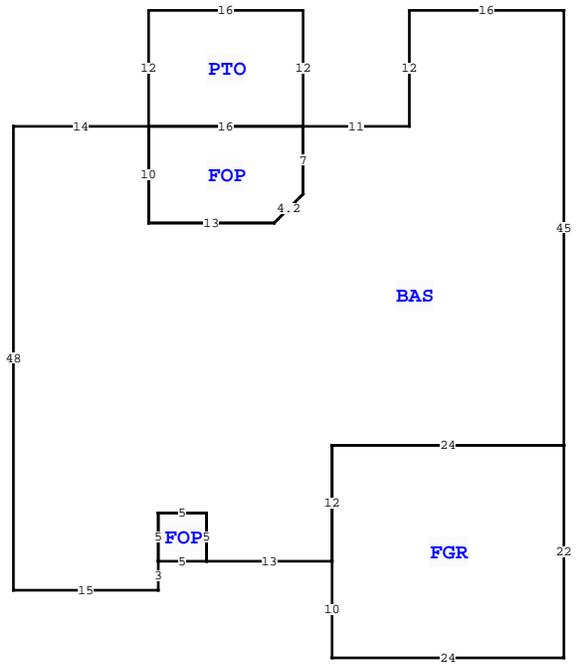
PERRY WILLIAM G JR/PERRY KAREN S  
153 SW BREEZY DR  
LAKE CITY, FL 32025

2026

33-4S-17-08944-016

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	19	COMMON BRK	90		
Exterior Wall	31	VINYL SID	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	80		
Interior Floor	15	HARDTILE	20		
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		
Architectual	05	CONV	100		
Units			0	100	
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100		2,334	247,695
FGR	528	55		290	30,776
FOP	25	30		8	849
FOP	156	30		47	4,988
PTO	192	5		10	1,061
TOTALS	3,235			2,689	285,368

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% - 2018									
Heated Area: 2334						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		285,368	
TOTAL MARKET OB/XF VALUE		6,388	
TOTAL LAND VALUE - MARKET		73,580	
TOTAL MARKET VALUE		365,336	
SOH/AGL Deduction		123,248	
ASSESSED VALUE		242,088	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		190,677	
TOTAL JUST VALUE		365,336	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,121	
LAND:1:1: PAVED ACCESS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054052	Screen Enclosure	15,000	09/15/2025
000052687	Roof Replacement	20,900	03/24/2025
000046950	Storage Building	8,500	04/12/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/2267	7/31/2014	WD Q	Q	I	01	197,000
GRANTOR: JUNG HO & WON HEE KIM						
GRANTEE: WILLIAM G JR & KARE						
0959/0133	7/29/2002	WD Q	Q	I		180,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: JUN HO & WON HEE KI						

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
1	0166	CONC, PAVMT	0	100	0	2,264.00	UT	2.00	2.00	100	2002	2002	3	100	4,528	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	960	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
TOTALS															6,388	

LAND DESCRIPTION																								
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		A-1	0.00	0.00	5.66	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,580							