

(AKA PRCL F, HILLCREST UNR): COM
 RUN E ALONG S LINE SEC, 930.91 F
 RUN N 19 DG E 1242.75 FT, RUN S

SELLERS MICHAEL I/EVANS CHRISTINA L
 258 SW GUSTY GLN
 LAKE CITY, FL 32025-7934

2026

33-4S-17-08944-020



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.100	
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
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
BAS	2,418	100	2024
FGR	668	55	2024
FOP	210	30	2024
FSP	240	40	2024
TOTALS	3,536		
		2,944	381,875

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%	- 2024								
Heated Area: 2418						HX Base Yr 2024					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		381,875	
TOTAL MARKET OB/XF VALUE		47,351	
TOTAL LAND VALUE - MARKET		106,150	
TOTAL MARKET VALUE		458,649	
SOH/AGL Deduction		1,634	
ASSESSED VALUE		457,015	
TOTAL EXEMPTION VALUE		HX HB VX 56,411	
BASE TAXABLE VALUE		400,604	
TOTAL JUST VALUE		535,376	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		512,262	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046485	Screen Enclosure	19,000	02/08/2023
000045503	Swimming Pool and	69,000	09/20/2022
000044938	RV - Recreational		07/12/2022
000044500	New Residential C	400,000	06/17/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1328/0556	12/27/2016	WD	Q	V	01	65,000
GRANTOR: ANDREW T & RACHEL VAN						
GRANTEE: MICHAEL I SELLERS &						
1172/1349	4/30/2009	WD	Q	V	01	90,500
GRANTOR: PETER W GIEBEIG JR &						
GRANTEE: ANDREW T & RACHEL V						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	OB/XF VALUE
1	0169	FENCE/WOOD	300
2	0296	SHED METAL	400
3	9945	Well/Sept	7,000
4	0280	POOL R/CON	22,814
5	0282	POOL ENCL	13,426
6	0166	CONC,PAVMT	2,151
7	0166	CONC,PAVMT	1,260
TOTALS			47,351

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	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2017
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017
3	9945	Well/Sept	0	100	0	1.00	UT	7,000.00	7,000.00	100	2017
4	0280	POOL R/CON	0	100	28	336.00	UT	70.00	70.00	100	2024
5	0282	POOL ENCL	0	100	39	1,053.00	UT	15.00	15.00	100	2024
6	0166	CONC,PAVMT	0	100	0	717.00	UT	3.00	3.00	100	2024
7	0166	CONC,PAVMT	0	100	0	420.00	UT	3.00	3.00	100	2024
TOTALS											

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

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=60,10] S39 E12 S3 E2 E35 E3 N3 E12 N42 W8 S3 W6 N3 W6 S3 S8 W30 N8 W14 \$	
FGR=[YR=2024;ORIG=104,-18] S25 E6 S3 E6 N3 E8 E6 N25 W26 \$	
FSP=[YR=2024;ORIG=74,10] S8 E30 N8 W30 \$	
FOP=[YR=2024;ORIG=74,52] S6 E35 N6 W35 \$	

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	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	2.45	AC		1.00	1.00	1.00	11,000.00	11,000.00	26,950							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.10	9,000.00	9,900.00	79,200							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.00	AC		1.00	1.00	1.10	281.00	309.10	2,473							