

(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

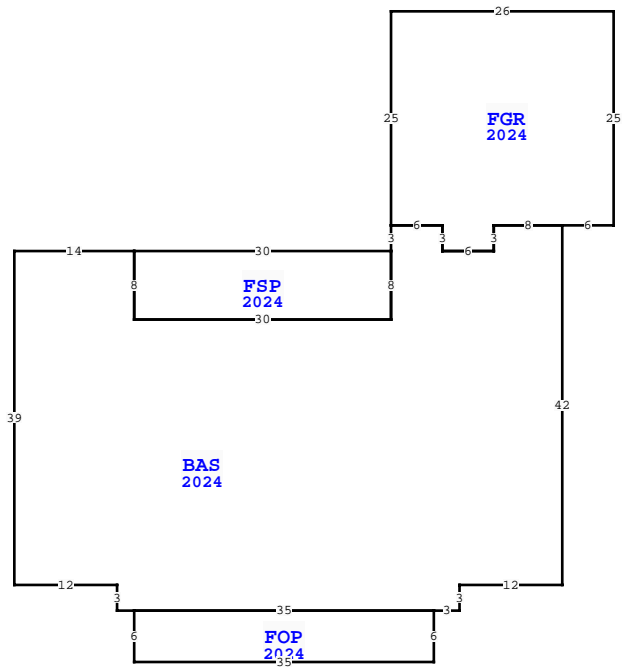
SELLERS MICHAEL I/EVANS CHRISTINA L
 258 SW GUSTY GLN
 LAKE CITY, FL 32025-7934

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		

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			375,181
TOTAL MARKET OB/XF VALUE			47,351
TOTAL LAND VALUE - MARKET			106,150
TOTAL MARKET VALUE			451,955
SOH/AGL Deduction			0
ASSESSED VALUE			451,955
TOTAL EXEMPTION VALUE	HX HB VX		56,411
BASE TAXABLE VALUE			395,544
TOTAL JUST VALUE			528,682
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												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2017	2017
2	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2017	2017
3	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100		
4	0280	POOL R/CON	0	100	28	12	336.00	70.00	70.00	100	2024	2023
5	0282	POOL ENCL	0	100	39	27	1,053.00	15.00	15.00	100	2024	2023
6	0166	CONC,PAVMT	0	100	0	0	717.00	3.00	3.00	100	2024	2023
7	0166	CONC,PAVMT	0	100	0	0	420.00	3.00	3.00	100	2024	2023

TOTAL OB/XF												
47,351												
258 SW GUSTY GLN, LAKE CITY												
BLD DATE		LGL DATE		05/06/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES						
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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	100		A-1	0.00	0.00	2.45	AC		1.00
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	8.00	AC		1.00
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	8.00	AC		1.00