BEG NW COR OF SE1/4 OF SW1/4, RU
POB, RUN S 644 FT, W 269.58 FT,
269.58 FT TO POB EX N1/2 THEREOF

HENDERSON JOYCE
1425 SW HALTIWANGER RD
LAKE CITY, FL 32024

2027

33-5S-17-09485-001

BUILDING CHARACTERISTICS

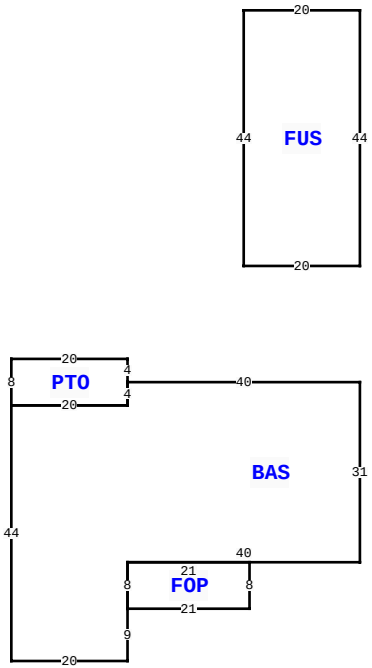
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	33517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,120	100		2,120	166,696
FOP	168	30		50	3,932
FUS	880	100		880	69,195
PTO	160	5		8	629
TOTALS	3,328			3,058	240,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,058	109.9728	120.97	369,926	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 3000 HX Base Yr



1425 SW HALTIWANGER RD, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		240,452
TOTAL MARKET OB/XF VALUE		21,319
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		293,771
SOH/AGL Deduction		117,039
ASSESSED VALUE		176,732
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,321
TOTAL JUST VALUE		293,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045861	Roof Replacement	12,506	11/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1250/2646	10/16/2012	WD	U	I	11	100

GRANTOR: RONALD J TAYLOR & JOY

GRANTEE: JOYCE HENDERSON (SI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 PTO= N4 W20 S8 E20 N4$ S4 W20 S44E20N9 FOP= E21N8W21S8$N8E40N31$ PTR=N20FUS= N44W20S44E20$ S20$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1980	1980	3	40	14,336	
3	0294	SHED WOOD/	0	100	14	20	280.00	UT	3.01	3.01	100	0	0	3	100	843	
4	0252	LEAN-TO W/	0	100	14	20	1.00	UT	140.00	140.00	100	2004	2004	3	100	140	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 21,319

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 12/21/2022 BY JS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS