LOT 92 EASTSIDE VILLAGE S/D.
661-307, 673-281, 716-033, 740-7

HIERS BOBBY LEE
161 SE TRISTIN LN
LAKE CITY, FL 32025

2027

34-3S-17-07018-192

BUILDING CHARACTERISTICS

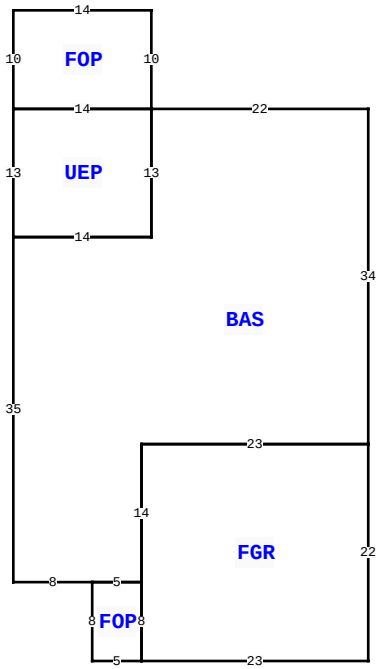
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		34317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	95,393
FGR	506	55		278	21,666
FOP	40	30		12	935
FOP	140	30		42	3,273
UEP	182	60		109	8,495
TOTALS	2,092			1,665	129,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,665	109.0000	119.90	199,634	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1224 HX Base Yr 2008



161 SE TRISTIN LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

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	17	28	476.00	UT	3.00	3.00	100	0	0	3	100	1,428	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
3	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,762
TOTAL MARKET OB/XF VALUE		1,828
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		154,090
SOH/AGL Deduction		53,223
ASSESSED VALUE		100,867
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,456
TOTAL JUST VALUE		154,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042694	Roof Replacement	12,200	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1127/0338	8/02/2007	WD	Q	I		128,900
GRANTOR: RICHARD SPRAGUER						
GRANTEE: BOBBY LEE HIERS						
0740/0703	1/09/1991	WD	Q	V		11,500
GRANTOR: DE SOTO DEVELOPERS						
GRANTEE: RICHARD SPRAGUER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N10 W14 S10 E14$ UEP= W14 S13 E14 N13$ S13 W14 S35 E8 FOP= S8 E5 N8W5$ E5 FGR= S8 E23 N22 W23 S14$ N14 E23 N34$.

LAND DESCRIPTION

TOTAL OB/XF 1,828

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS