

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

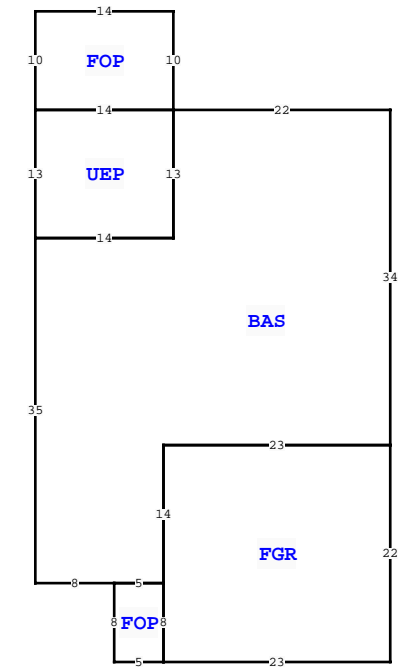
HIERS BOBBY LEE
161 SE TRISTIN LN
LAKE CITY, FL 32025

2026

34-3S-17-07018-192
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

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

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	122.08	203,263	1991	1991	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2008 Heated Area: 1224 HX Base Yr 2008													



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	97,127
FGR	506	55		278	22,060
FOP	40	30		12	952
FOP	140	30		42	3,333
UEP	182	60		109	8,650
TOTALS	2,092			1,665	132,121

161 SE TRISTIN LN, LAKE CITY

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

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	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	

TOTAL OB/XF 1,828

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

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			132,121
TOTAL MARKET OB/XF VALUE			1,828
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			156,449
SOH/AGL Deduction			58,520
ASSESSED VALUE			97,929
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			46,518
TOTAL JUST VALUE			156,449
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													
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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\$.													