

COMM AT INTERS OF S LINE OF N1/2
41, RUN N ALONG R/W 593.20 FT TO
209.69 FT, N 209.59 FT, E 209.85

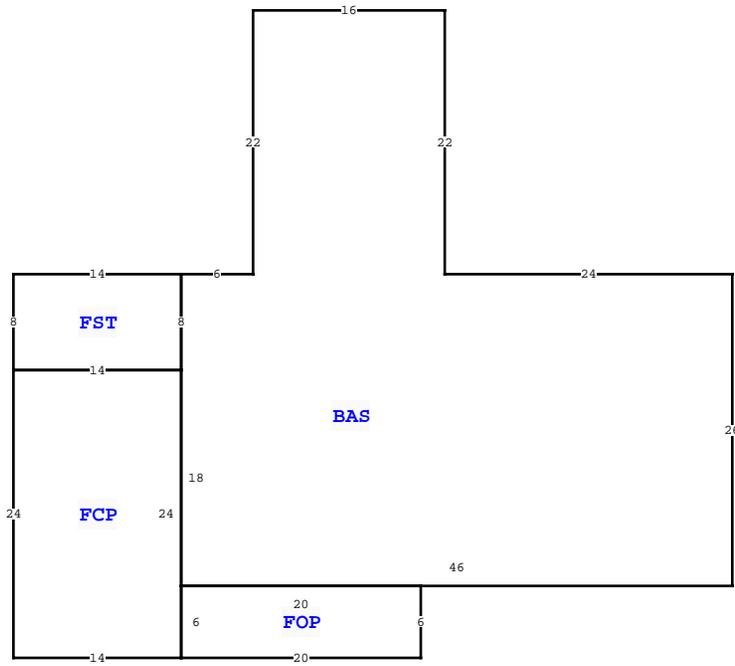
HICKS KAYLEE NICOLE/HICKS NATHANIEL AUSTIN
13010 S US HIGHWAY 441
LAKE CITY, FL 32025

2026

34-5S-17-09502-001
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| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 12 | HARDWOOD | 90 |
| Interior Floor | 15 | HARDTILE | 10 |
| Air Condition | 03 | CENTRAL | 100 |
| Heating Type | 04 | AIR DUCTED | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 2 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectual | 05 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 04 | 04 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 02 |
| NEIGHBORHOOD/LOC | 34517.00 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 1,548 | 100 | |
| FCP | 336 | 25 | |
| FOP | 120 | 30 | |
| FST | 112 | 55 | |
| TOTALS | 2,116 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0100 | 01 | 1,730 | 134.7500 | 153.62 | 265,763 | 1975 | 2010 | 0 | 0 | 15.00 | 85.00 | | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1548 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 225,899 |
| TOTAL MARKET OB/XF VALUE | | | 5,200 |
| TOTAL LAND VALUE - MARKET | | | 18,000 |
| TOTAL MARKET VALUE | | | 249,099 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 249,099 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 249,099 |
| TOTAL JUST VALUE | | | 249,099 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 244,739 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1494/1085 | 7/07/2023 | WD Q | Q | I | 01 | 299,900 |
| GRANTOR: STEVENSON BRIAN K | | | | | | |
| GRANTEE: HICKS KAYLEE NICOLE | | | | | | |
| 1289/1933 | 2/20/2015 | WD Q | Q | I | 01 | 146,000 |
| GRANTOR: ANDREW J & BRITTANY P | | | | | | |
| GRANTEE: BRIAN K & CAROL STE | | | | | | |

| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 2 | 0294 | SHED WOOD/ | 0 | 0 | 12 | 30 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 2,500 | |
| 3 | 0070 | CARPORT UF | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,000 | |
| 4 | 0060 | CARPORT F | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2024 | 2023 | | 100 | 1,200 | |

| BUILDING NOTES | | | |
|----------------|--|--|--|
| | | | |

BUILDING DIMENSIONS
BAS= W24 N22 W16 S22 W6 FST= W14 S8 E14 N8\$ S8 FCP= W14 S24 E14 N24\$ S18 FOP= S6 E20 N6 W20\$ E46 N26 \$.

| 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 | 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |