

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

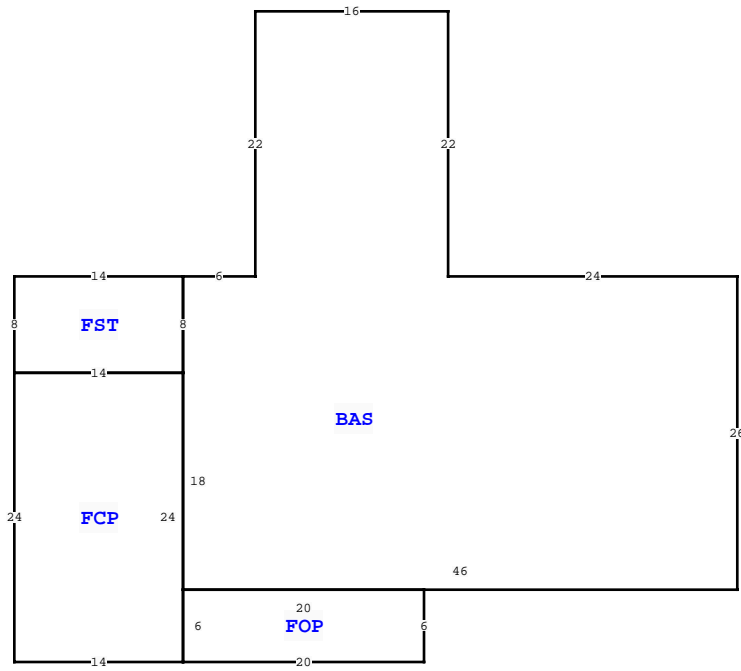
2026

34-5S-17-09502-001



| BUILDING CHARACTERISTICS | | |
|--------------------------|------------------|----------------|
| ELEMENT | CD | CONSTRUCTION |
| 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 Units | 05 | CONV 100 |
| Condition Adj | 04 | 0 100 |
| 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 |
| 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 | 150.92 | 261,092 | 1975 | 2010 | 0 | 0 | 15.00 | 85.00 | | |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1548 HX Base Yr | | | | | | | | | | | | | |



| COLUMBIA COUNTY PROPERTY | | | | | | | | | |
|---|-----------|-----------|-------|-------|--------|------------|--|--|--|
| VALUATION SUMMARY | | | | | | | | | |
| VALUATION BY STANDARD | | | | | | | | | |
| Tax Group: 3 Tax Dist: | | | | | | | | | |
| BUILDING MARKET VALUE 221,928 | | | | | | | | | |
| TOTAL MARKET OB/XF VALUE 5,200 | | | | | | | | | |
| TOTAL LAND VALUE - MARKET 18,000 | | | | | | | | | |
| TOTAL MARKET VALUE 245,128 | | | | | | | | | |
| SOH/AGL Deduction 0 | | | | | | | | | |
| ASSESSED VALUE 245,128 | | | | | | | | | |
| TOTAL EXEMPTION VALUE 0 | | | | | | | | | |
| BASE TAXABLE VALUE 245,128 | | | | | | | | | |
| TOTAL JUST VALUE 245,128 | | | | | | | | | |
| NCON VALUE 0 | | | | | | | | | |
| INCOME VALUE | | | | | | | | | |
| PREVIOUS YEAR MKT VALUE 244,739 | | | | | | | | | |
| PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | |
| 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 | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | | | | | | | |