LOT 23 CYPRESS LAKE HILLS S/D.
ORB 602-519, 736-896,

HILL DANIEL B/HILL WANDA J
296 SW HORSE WAY
LAKE CITY, FL 32024

2027

35-4S-15-00407-123

BUILDING CHARACTERISTICS

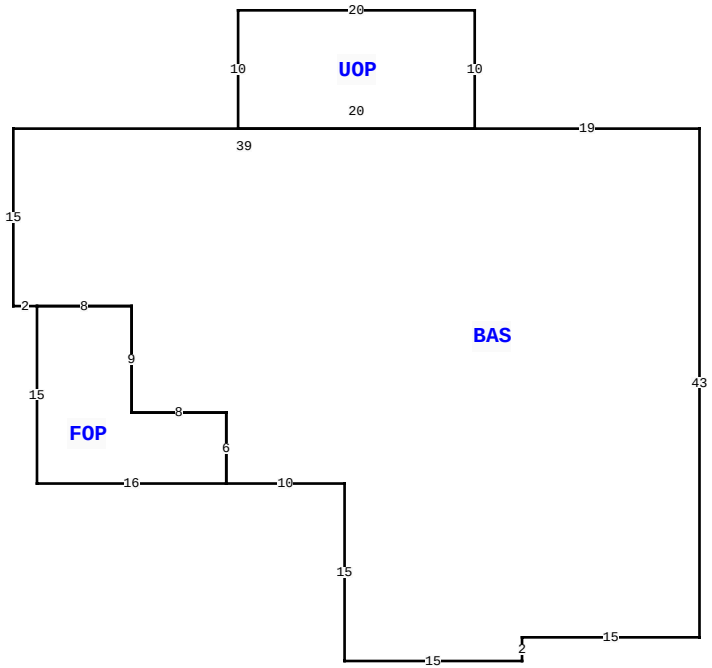
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35415.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100		1,962	147,563
FOP	168	35		59	4,438
UOP	200	25		50	3,761
TOTALS	2,330			2,071	155,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,071	113.9000	105.93	219,381	2012	2012	0	0	0	29.00	71.00

1 MANUF 1 100% - 2013 Heated Area: 1962 HX Base Yr 2013



296 SW HORSE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0031	BARN,MT AE	0	100	20	20	400.00	UT	12.00	12.00	100	2007	2007	3	100	4,800	
2	0070	CARPORT UF	0	100	20	20	400.00	UT	2.50	2.50	100	2007	2007	3	100	1,000	
3	0030	BARN,MT	0	0	20	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	
4	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2012	2012	3	100	1,260	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0251	LEAN TO W/	0	100	12	30	360.00	UT	3.50	3.50	100	2012	2012	3	100	1,260	
7	0040	BARN,POLE	0	100	30	30	900.00	UT	2.50	2.50	75	2016	2016	3	75	1,688	
8	0040	BARN,POLE	0	100	24	24	576.00	UT	2.50	2.50	75	2016	2016	3	75	1,080	
9	0263	PRCH,USP	0	100	29	40	800.00	UT	15.00	15.00	75	2016	2016	3	75	9,000	
10	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 36,838

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,130							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	20,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	280.00	280.00	560							

REVIEW DATE 12/23/2024 BY randall Total Acres: 5.01 Total Land Value: 39,690 Market: 20,000 Agricultural: 560 Common: 39,130 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		155,761
TOTAL MARKET OB/XF VALUE		43,338
TOTAL LAND VALUE - MARKET		59,130
TOTAL MARKET VALUE		238,789
SOH/AGL Deduction		91,867
ASSESSED VALUE		146,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,511
TOTAL JUST VALUE		258,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051462	Mobile Home		11/12/2024
000051401	Right-of-Way Acce		11/06/2024
30053	M H	514	04/04/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1230/0671	2/20/2012	WD	Q	I	03	40,000
GRANTOR: MARIE LAW HAIRE						
GRANTEE: DANIEL B & WANDA J						
1118/1606	4/27/2007	WD	Q	V		63,500
GRANTOR: DAVID M & JO ANN B MY						
GRANTEE: MARIE LAW HAIRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N10 W20 S10 E20$ W39 S15 E2 FOP= S15 E16 N6 W8 N9 W8$ E8 S9 E8 S6 E10 S15 E15 N2 E15 N43$.

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BLD DATE		LGL DATE	05/06/2026 MLU
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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0060	CARPORT F	0	100	0	0	1.00	UT	6,500.00	6,500.00	100	2025	2024		100	6,500	

TOTAL OB/XF 6,500

LAND DESCRIPTION

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

REVIEW DATE 12/23/2024 BY randall Total Acres: 5.01 Total Land Value: 39,690 Market: 20,000 Agricultural: 560 Common: 39,130 PRINTED 11/17/2026 BY SYS