COMM 20 FT W & 796.78 FT, S
OF NE COR OF NE1/4 OF SE1/4
FOR POB, RUN S 145.77 FT, W

TALLEY SHAWN/TALLEY VICTORIA
198 SW HYDRAULIC WAY
LAKE CITY, FL 32024

2027

35-4S-16-03281-004

BUILDING CHARACTERISTICS

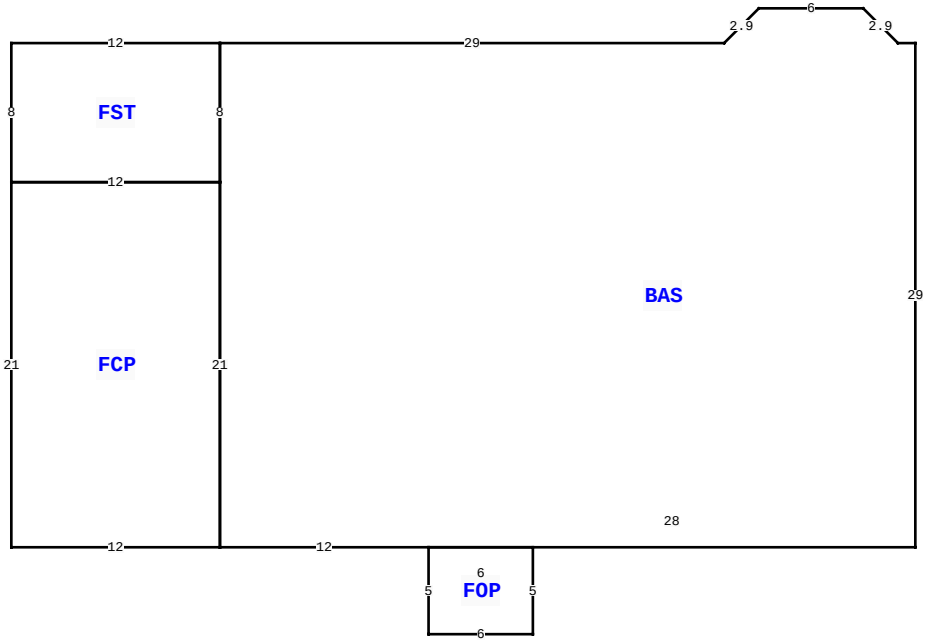
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		35416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100		1,176	143,760
FCP	252	25		63	7,701
FOP	30	30		9	1,100
FST	96	55		53	6,479
TOTALS	1,554			1,301	159,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,301	132.3000	145.53	189,335	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2019 Heated Area: 1176 HX Base Yr 2019



198 SW HYDRAULIC WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/15/2026 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	0166	CONC,PAVMT	0	100	0	0	642.00	UT	3.00	3.00	100	2009	2009	3	100	1,926	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,041
TOTAL MARKET OB/XF VALUE		6,426
TOTAL LAND VALUE - MARKET		11,506
TOTAL MARKET VALUE		176,973
SOH/AGL Deduction		37,250
ASSESSED VALUE		139,723
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		88,312
TOTAL JUST VALUE		176,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		179,869

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27295	SFR	485	08/27/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1362/1160	6/11/2018	WD	Q	I	01	126,400
GRANTOR: ISAAC J NICKELSON						
GRANTEE: SHAWN & VICTORIA TA						
1184/0296	11/09/2009	WD	U	I	30	150,000
GRANTOR: VENTURE POINTE LLC						
GRANTEE: ISAAC J NICKELSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 FST= W12 S8 E12 N8$ S8 FCP= W12 S21 E12 N21 $ S21
E12 FOP= S5 E6 N5 W6$ E28 N29 W1 L2 U2 W6 D2 L2 $.

LAND DESCRIPTION

TOTAL OB/XF 6,426

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		A-1	0.00	0.00	0.47	AC		1.00	1.00	1.53	16,000.00	24,480.00	11,506							

REVIEW DATE 01/22/2026 BY KS Total Acres: 0.47 Total Land Value: 11,506 Market: 0 Agricultural: 0 Common: 11,506 PRINTED 11/17/2026 BY SYS