E1/2 OF NE1/4 OF NW1/4 OF SE1/4,
260 FT & EX RD PARCELS 28 & 29.

BAUMER TRACY A
375 SE HOPEFUL DR
LAKE CITY, FL 32025-2270

2027

35-4S-17-09030-009

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 02

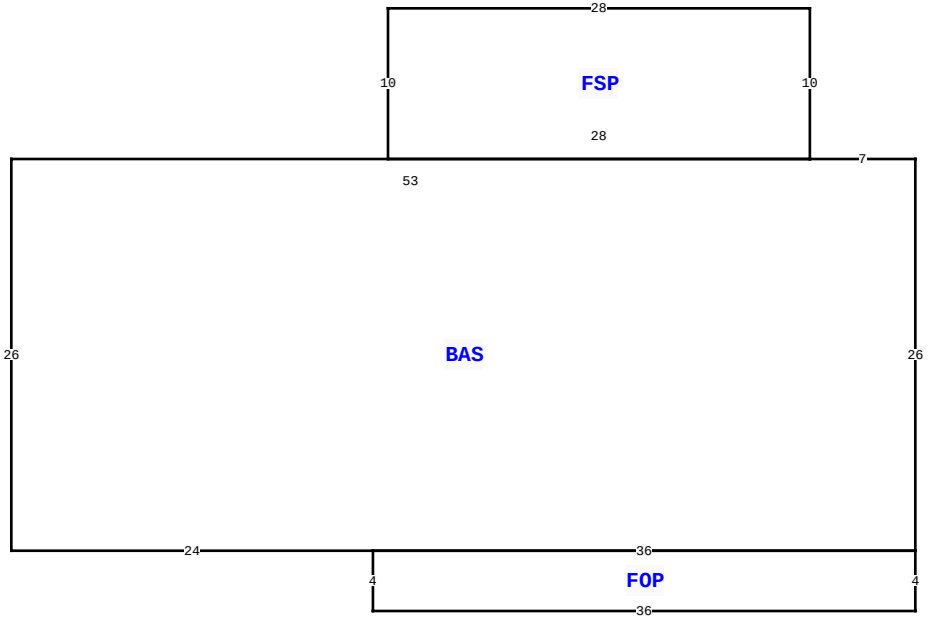
NEIGHBORHOOD/LOC 35417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	115,697
FOP	144	30		43	3,189
FSP	280	40		112	8,306
TOTALS	1,984			1,715	127,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,715	103.7232	114.10	195,682	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1560 HX Base Yr 2023



375 SE HOPEFUL DR, 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	0294	SHED WOOD/	0	100	14	30	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1990	1990	3	40	14,336	
3	0261	PRCH, UOP	0	100	16	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	
5	0070	CARPORT UF	0	100	24	17	408.00	UT	2.00	2.00	100	0	0	3	100	816	
6	0294	SHED WOOD/	0	100	8	13	1.00	UT	0.00	0.00	100	0	0	3	100	250	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,193
TOTAL MARKET OB/XF VALUE		19,352
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		186,545
SOH/AGL Deduction		12,379
ASSESSED VALUE		174,166
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,755
TOTAL JUST VALUE		186,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2726	1/27/2017	WD	Q	I	01	122,000
GRANTOR: PATRICIA DAVID						
GRANTEE: TRACY A BAUMER						
0894/0215	12/21/1999	WD	Q	I		70,000
GRANTOR: DICKS HEWITT FAMILY P						
GRANTEE: RONALD & PATRICIA D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 FSP= N10 W28 S10 E28$ W53 S26 E24 FOP= S4 E36N4 W36$ E36 N26$.

LAND DESCRIPTION

TOTAL OB/XF 19,352

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	2.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	40,000							

REVIEW DATE 07/14/2017 BY DF Total Acres: 2.50 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/17/2026 BY SYS