COMM SE COR OF SW1/4 OF SE1/4,
RUN N 919.95 FT FOR POB, RUN W
332.61 FT, N 263.72 FT, E

SAYLOR CHRISTOPHER A/SAYLOR JENNIFER L
595 SE HOPEFUL DR
LAKE CITY, FL 32025

2027

35-4S-17-09030-066

BUILDING CHARACTERISTICS

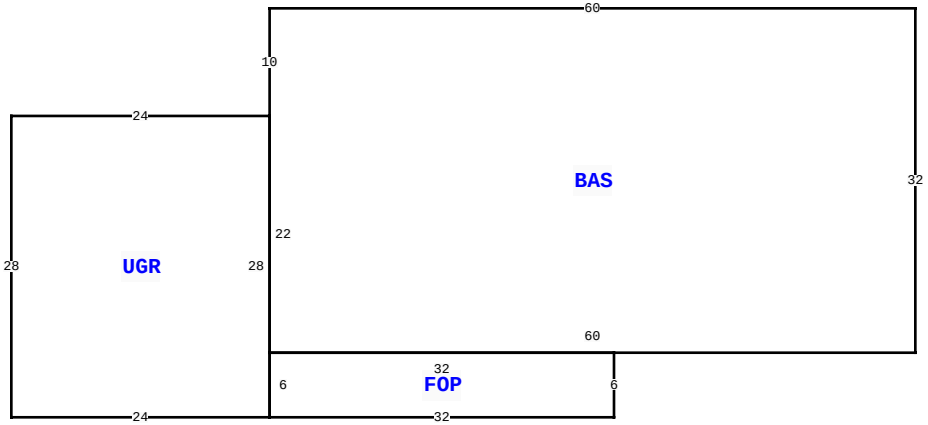
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,920	100		1,920	151,008
FOP	192	30		58	4,562
UGR	672	45		302	23,752
TOTALS	2,784			2,280	179,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,280	109.9980	121.00	275,880	1976	1976	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1920 HX Base Yr 2018



595 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1976	1976	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		179,322
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		213,022
SOH/AGL Deduction		87,596
ASSESSED VALUE		125,426
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,015
TOTAL JUST VALUE		213,022
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,282

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1333/2164	3/30/2017	WD	Q	I	01	100,000
GRANTOR: DAVID W & DEBRA TAYLO						
GRANTEE: CHRISTOPHER A & JEN						
1005/1838	1/26/2004	WD	Q	I		115,000
GRANTOR: RANDALL D & JOANN EDG						
GRANTEE: DAVID W TAYLOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S10 UGR= W24 S28 E24 N28$ S22 FOP= S6 E32 N6 W32$
E60 N32$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 07/14/2017 BY DF Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS