THE N 500 FT OF: COMM NE COR OF RUN S 208 FT, W 15 FT FOR POB, C FT, S 655.47 FT, SE 396.47 FT, S

DUNCAN KAYLA/CHANDLER SEAN
292 NW HACKNEY TERR
LAKE CITY, FL 32055

2027

36-3S-16-02590-000

BUILDING CHARACTERISTICS

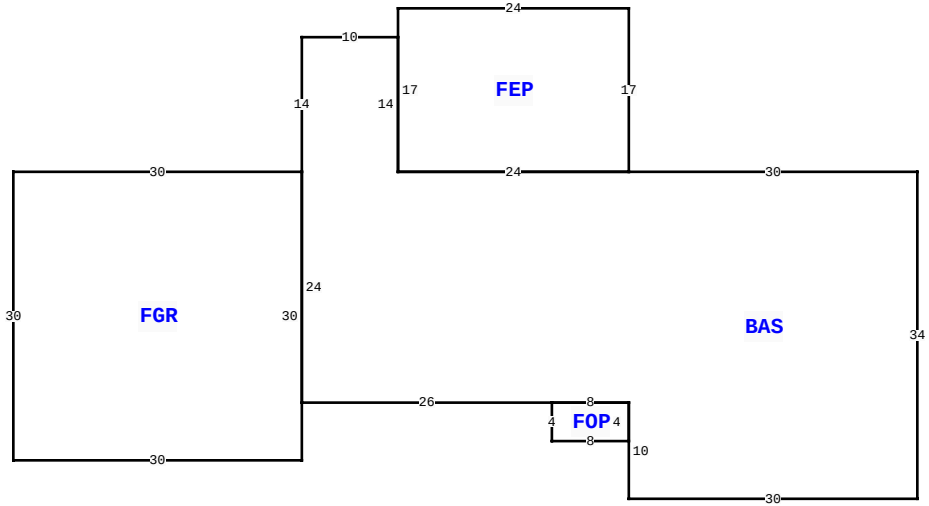
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	36316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	151,906
FEP	408	80		326	25,061
FGR	900	55		495	38,054
FOP	32	30		10	769
TOTALS	3,316			2,807	215,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	107.5200	118.27	331,984	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1976 HX Base Yr 2025



292 NW HACKNEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	90	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0070	CARPORT UF	0	100	10	18	180.00	UT	3.00	3.00	40	1993	1993	3	40	216	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,790
TOTAL MARKET OB/XF VALUE		3,106
TOTAL LAND VALUE - MARKET		116,365
TOTAL MARKET VALUE		335,261
SOH/AGL Deduction		44,434
ASSESSED VALUE		290,827
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		239,416
TOTAL JUST VALUE		335,261
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,183

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31394	MAINT/ALTR	70	08/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/27	12/03/2024	WD	Q	I	01	400,000
GRANTOR: DOUG AND JUNE EPPERSO						
GRANTEE: DUNCAN KAYLA						
1332/1205	1/19/2017	PR	U	I	30	0
GRANTOR: WILLIAM D EPPERSON &						
GRANTEE: DOUG AND JUNE EPPER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W24 N14 W10 S14 S24 E26 E8 S10 E30 N34 $
FGR=[ORIG=-64,0] W30 S30 E30 N30 $
FEP=[ORIG=-30,0] N17 W24 S17 E24 $
FOP=[ORIG=-38,24] S4 E8 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,106

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	13.69	AC		1.00	1.00	1.00	8,500.00	8,500.00	116,365							

REVIEW DATE 12/16/2024 BY ME Total Acres: 13.69 Total Land Value: 116,365 Market: 0 Agricultural: 0 Common: 116,365 PRINTED 11/16/2026 BY SYS