

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	4 100
Frame	01 NONE 100
Stories	1.5 1.5 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	5000 IMPROVED AG
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	36316.00 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	2,986
FDG	576
FUS	924
TOTALS	4,486

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 0		608,821	1968	1968	0	0	35.00	65.00	Heated Area: 3910 HX Base Yr	

468 NW HACKNEY TER, LAKE CITY

L N	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	0260	PAVEMENT-A	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	17	561.00	UT	70.00	70.00	100	1998	1998	3	40	15,708	
3	0264	PRCH,FSP	0	100	32	1,920.00	UT	4.00	4.00	100	1998	1998	3	100	7,680	
4	0166	CONC,PAVMT	0	100	0	1,342.00	UT	1.50	1.50	100	1998	1998	3	100	2,013	
5	0190	FPPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
7	0166	CONC,PAVMT	0	0	4	216.00	UT	2.00	2.00	70	1993	1993	3	70	302	
8	0258	PATIO	0	0	0	1,032.00	UT	2.50	2.50	60	1993	1993	3	60	1,548	
9	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	600	
10	0030	BARN,MT	0	0	36	1.00	UT	0.00	0.00	100	2017	2017	3	100	22,600	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		00	0.00	0.00	1.47	AC		1.00	1.00	1.00	6,500.00	6,500.00	9,555							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	14.00	AC		1.00	1.00	1.00	445.00	445.00	6,230							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	7.00	AC		1.00	1.00	1.00	281.00	281.00	1,967							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	21.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	157,500							
5	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	6.15	AC		1.00	1.00	1.00	175.00	175.00	1,076							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	395,734		
TOTAL MARKET OB/XF VALUE	83,951		
TOTAL LAND VALUE - MARKET	168,131		
TOTAL MARKET VALUE	498,513		
SOH/AGL Deduction	175,423		
ASSESSED VALUE	323,090		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	271,679		
TOTAL JUST VALUE	647,816		
NCON VALUE	5,700		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	642,116		
SALE:15:1: 28.50 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050859	Generator	0	09/19/2024
30925	SFR	0	04/09/2013
13801	POOL	200	03/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1358/1055	4/24/2018	WD U		I	11	100
GRANTOR: CLARENCE E BROWN III						
GRANTEE: CHARLES DENNIS ROBE						
1267/0188	12/19/2013	WD U		V	11	0
GRANTOR: THOMAS W BROWN ETAL						
GRANTEE: THOMAS W BROWN & CL						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/09/2025	MLU

BUILDING NOTES	
<p>BUILDING DIMENSIONS</p> <p>BAS= W28 S9 W16 S11 W11 S31 E28N18 E26 S18 E28 N31 W11 N11 W16 N9\$ PTR=N20 FUS= N33 W28 S33 E28\$ S20 PTR=E30 FDG= E24 N24 W24 S24\$ W30\$.</p>	

