COMM SE COR OF NE1/4, N 50 DEG W
POB, N 19 DEG E 210 FT, S 70 DEG
DEG W 310 FT, N 70 DEG W 260 FT,

SWISHER DIANNA R/SWISHER JAMES M JR
567 NW HACKNEY TER
LAKE CITY, FL 32055

2026

36-3S-16-02604-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

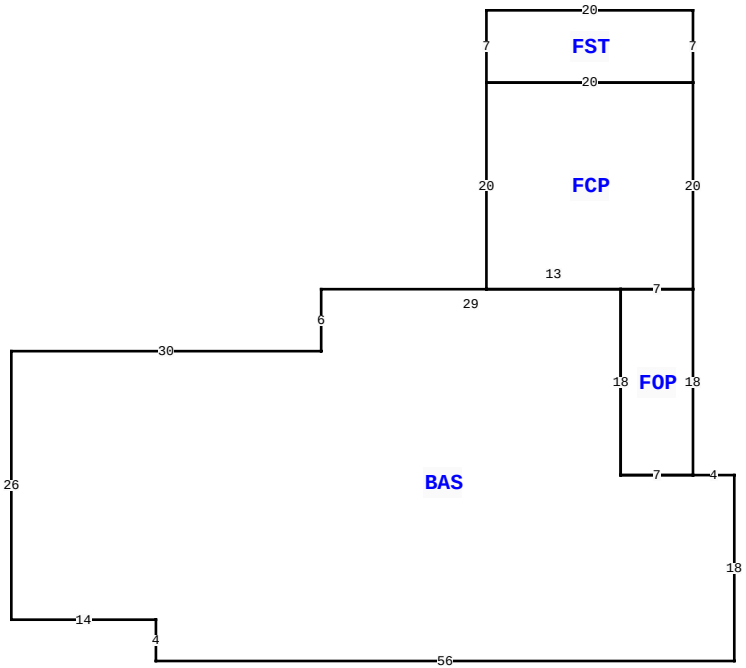
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	2,086	100		2,086	154,559
FCP	400	25		100	7,409
FOP	126	30		38	2,816
FST	140	55		77	5,705
TOTALS	2,752			2,301	170,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,301	99.9900	113.99	262,291	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2086 HX Base Yr 2023



567 NW HACKNEY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,489
TOTAL MARKET OB/XF VALUE		335
TOTAL LAND VALUE - MARKET		27,300
TOTAL MARKET VALUE		198,124
SOH/AGL Deduction		11,773
ASSESSED VALUE		186,351
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		134,940
TOTAL JUST VALUE		198,124
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,133

LAND:1:1: 1.85 AC (PART OF FRONTAGE SWAMPY)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1459/2245	2/18/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: HACKNEY-SMITH GEORG						
1460/2793	2/16/2022	WD	U	I	37	129,500
GRANTOR: HACKNEY-SMITH GEORGIA						
GRANTEE: SWISHER DIANNA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S26 E14 S4 E56 N18 W4 FOP= N18 W7 S18 E7$ W7 N18
FCP= E7 N20 FST= N7 W20S7 E20$ W20 S20 E13$ W29 S6 $.

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	160	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	175	

LAND DESCRIPTION

TOTAL OB/XF 335

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	0133	C	SFR LAKE	100		00	260.00	310.00	210.00	FF		1.00	1.00	1.00	130.00	130.00	27,300							

REVIEW DATE 06/28/2023 BY KS Total Acres: 1.85 Total Land Value: 27,300 Market: 0 Agricultural: 0 Common: 27,300 PRINTED 05/05/2026 BY SYS