

BEG 92.91 FT S & 365.87 FT E  
 OF NW COR OF SEC, RUN E 182.93  
 FT, S 1210.25 FT, W 182.93 FT,

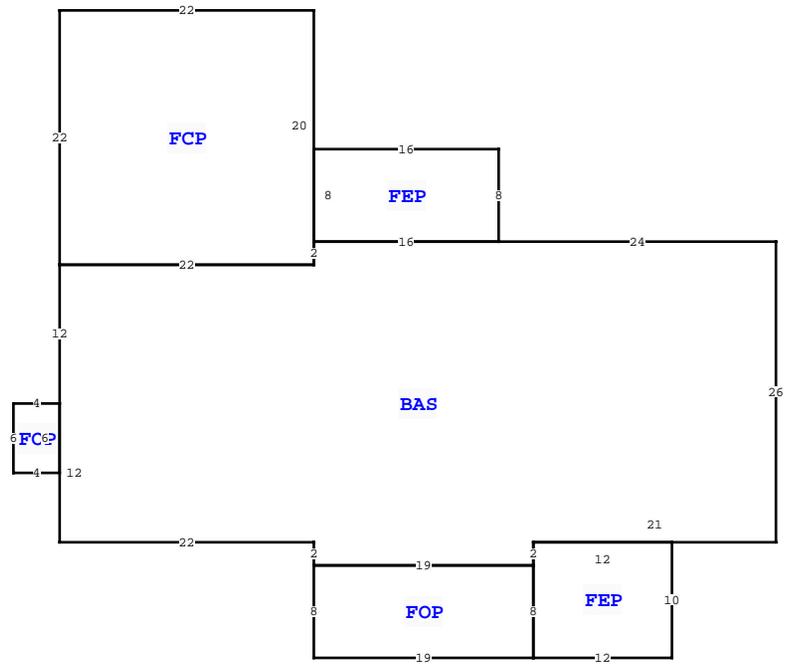
HANNUM DICY C  
 702 SW KING ST  
 LAKE CITY, FL 32024

**2026**

36-4S-16-03300-005  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	07	ASB SHNGLE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		1 100	
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	01
NEIGHBORHOOD/LOC	36416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,606	100	
FCP	484	25	
FEP	120	80	
FEP	128	80	
FOP	24	30	
FOP	152	30	
TOTALS	2,514		

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%	2005		218,727	1950	1950	0	0	35.00	65.00
Heated Area: 1606 HX Base Yr 2005											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		142,173	
TOTAL MARKET OB/XF VALUE		6,448	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		208,621	
SOH/AGL Deduction		87,562	
ASSESSED VALUE		121,059	
TOTAL EXEMPTION VALUE		HX HB WX SX 106,411	
BASE TAXABLE VALUE		14,648	
TOTAL JUST VALUE		208,621	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		201,126	
SALE:1:3: ENTIRETY)			
SALE:1:2: HIS WIFE, TO THE PROPERTY. (TENANTS BY			
SALE:1:1: FRANCES R SIMMONS IS ADDING ESTON E SIMM			
SALE:2:1: 5 ACRES PLUS HOUSE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
11666	M H	125	09/19/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1010/0358	3/11/2004	WD Q	Q	I		117,500
GRANTOR: FRANCES JEAN REENE						
GRANTEE: MARK O SR & DICY C						
0868/1364	10/10/1998	WD U	U	I		100
GRANTOR: FRANCES R SIMMONS						
GRANTEE: FRANCES R & ESTON E						

EXTRA FEATURES																
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	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	28	UT	0.00	0.00	100	1996	1996	3	100	1,260	
4	0294	SHED WOOD/	0	100	12	24	UT	7.50	7.50	100	2003	2003	3	100	2,160	
5	0120	CLFENCE 4	0	100	0	0	UT	4.50	4.50	100	2003	2003	3	100	828	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000							

TOTAL OB/XF																								
6,448																								
REVIEW DATE 01/27/2026 BY ks Total Acres: 5.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 05/08/2026 BY SYS																								