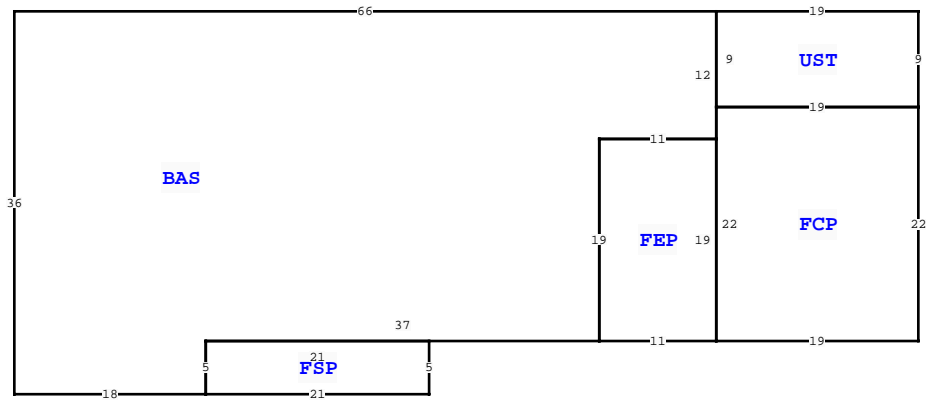




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100 SINGLE FAMILY	

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%	- 2023								
			Heated Area: 1927			HX Base Yr 2023					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,927	100		1,927	157,847
FCP	418	25		104	8,519
FEP	209	80		167	13,679
FSP	105	40		42	3,440
UST	171	45		77	6,308
TOTALS	2,830			2,317	189,792

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0261	PRCH, UOP	0	100	10	22	220.00	UT	2.00	2.00	100	0	0	3	100	440	
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
9	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,250	
10	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	16,500	

554 SW HILLCREST ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,792
TOTAL MARKET OB/XF VALUE			25,490
TOTAL LAND VALUE - MARKET			51,500
TOTAL MARKET VALUE			266,782
SOH/AGL Deduction			6,136
ASSESSED VALUE			260,646
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			209,235
TOTAL JUST VALUE			266,782
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			269,702
SALE: 3:1: 6.46 ACRES			
SALE: 2:1: 4 AC			
SALE: 1:1: 5.09 ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/324	12/14/2022	WD	U	I	11	0
GRANTOR: SIMONIAN SANDRA P						
GRANTEE: PURSEL GORDON JAMES						
1465/147	4/22/2022	WD	U	I	11	100
GRANTOR: SIMONIAN BARBARA J AS						
GRANTEE: PURSEL GORDON JAMES						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W66 S36 E18 FSP= E21 N5 W21 S5\$ N5 E37 FEP= E11 FCP= E19 N22 W19 S22\$ N19 W11 S19\$ N19 E11 N12\$ UST= S9 E19 N9 W19\$.												

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	DPH 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	2.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	25,000								
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	2.65	AC		1.00	1.00	1.00	10,000.00	10,000.00	26,500								

NE1/4 OF SE1/4 OF SW1/4, EX BEG
 OF SE1/4 OF SE1/4 OF SW1/4, RUN
 FT TO NE COR OF SE1/4 OF SW1/4 R

PURSEL GORDON JAMES/PURSEL CHERYL LYNN
 554 SW HILLCREST ST
 LAKE CITY, FL 32025

2026

28-4S-17-08840-000


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
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REVIEW DATE 06/29/2017 BY DF Total Acres: 5.15 Total Land Value: 51,500 Market: 0 Agricultural: 0 Common: 51,500 PRINTED 03/04/2026 BY SYS																																																																														