LOT 3 MARION PLACE S/D BLOCK B P
WD 1050-1752, WD 1393-661, WD 13

HINGSON DOROTHY L
1801 SW PALOMA CT
LAKE CITY, FL 32025

2023

05-4S-17-07610-353

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

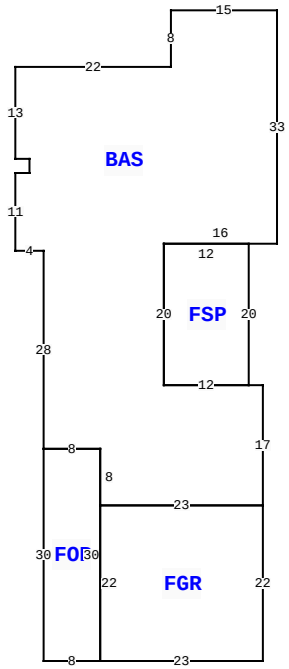
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	176,330
FGR	506	55	278	26,526
FOP	240	30	72	6,870
FSP	240	40	96	9,160
TOTALS	2,834		2,294	218,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	119.7504	114.96	263,718	2005	2005	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1848 HX Base Yr 2020



1801 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		218,886
TOTAL MARKET OB/XF VALUE		3,075
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		240,461
SOH/AGL Deduction		63,607
ASSESSED VALUE		176,854
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,854
TOTAL JUST VALUE		240,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3137	SFR	551	12/21/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/1813	3/02/2021	LE	U	I	14	100
GRANTOR: HINGSON DOROTHY L						
GRANTEE: HINGSON MICHAEL DUA						
1393/0661	8/23/2019	WD	Q	I	01	195,000
GRANTOR: DORIS J WEBB						
GRANTEE: DOROTHY L HINGSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S8 W22 S13 E2 S2 W2 S11 E4 S28 FOP= S30 E8 N30 W8$ E8 S8 FGR= S22 E23 N22 W23$ E23 N17 W2 FSP= N20 W12 S20 E12$ W12 N20 E16 N33$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	430.00	UT	2.50	2.50	100	2005	2005	3	100	1,075	

LAND DESCRIPTION

TOTAL OB/XF 3,075

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DFRP Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/21/2023 BY SYS