

COMM NW COR OF E1/2 OF SEC, RUN
S 2027.66 FT, E 1171.21 FT, S 86
A POB, RUN S 1540.29 FT, W 558.2

HICKEY JOHN J/HICKEY PEGGY LEE
P O BOX 3425
LAKE CITY, FL 32056

2023

17-3S-16-02162-012



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	01	NONE 100
Stories	2.	2. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 01

NEIGHBORHOOD/LOC 17316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	796	100	796	63,888
BAS	2,343	100	2,343	188,054
FAT	1,120	20	224	17,979
FCP	960	25	240	19,263
FOP	40	30	12	963
FOP	559	30	168	13,484
FUS	2,024	100	2,024	162,450
UST	368	45	166	13,324

TOTALS 8,210 5,973 479,405

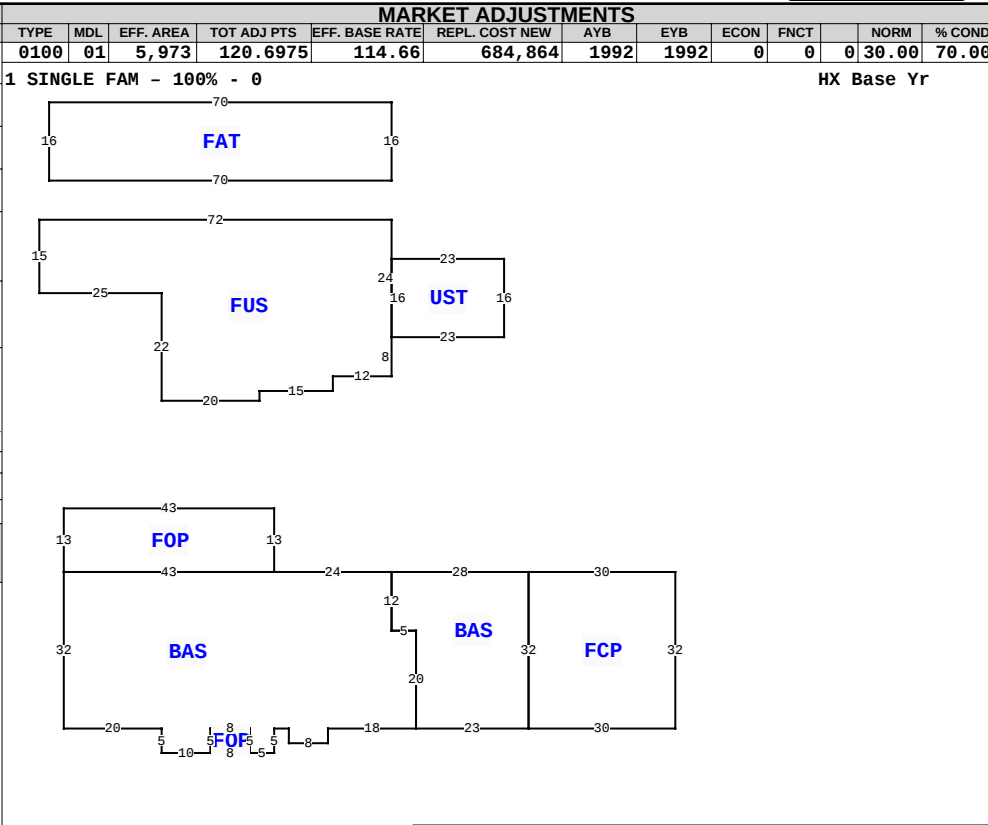
EXTRA FEATURES

L N	OB/IF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0020	BARN, FR	0 100	50	22	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
3	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0258	PATIO	0 100	18	20	360.00	UT	1.40	1.40	100	0	0	3	100	504	
6	0280	POOL R/CON	0 100	20	40	800.00	UT	70.00	70.00	100	1998	1998	3	40	22,400	
7	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	5,500	
8	0169	FENCE/WOOD	0 100	0	0	168.00	UT	3.00	3.00	100	1998	1998	3	100	504	
9	0282	POOL ENCL	0 100	28	56	2,128.00	UT	15.00	15.00	100	2005	2005	3	40	12,768	
10	0252	LEAN-TO W/	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

L N	USE CODE	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
1	0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500
2	6200	PASTURE 3	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	275.00	275.00	5,112
3	9910	MKT.VAL.AG	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	4,500.00	4,500.00	83,655

REVIEW DATE 04/25/2022 BY JS



327 NW CARR CT, LAKE CITY

TOTAL OB/IF																50,276
L N	USE CODE	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
1	0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500
2	6200	PASTURE 3	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	275.00	275.00	5,112
3	9910	MKT.VAL.AG	0		A-1	0.00	0.00	18.59	AC		1.00	1.00	1.00	4,500.00	4,500.00	83,655

Total Acres: 19.59 Total Land Value: 9,612

Market: 83,655

Agricultural: 5,112

Common: 4,500

PRINTED 05/04/2023 BY SYS

COLUMBIA COUNTY PROPERTY																PAGE 1 of 2	3
VALUATION SUMMARY																STANDARD	
VALUATION BY																STANDARD	
Tax Group: 3																Tax Dist:	
BUILDING MARKET VALUE																479,405	
TOTAL MARKET OB/IF VALUE																122,676	
TOTAL LAND VALUE - MARKET																88,155	
TOTAL MARKET VALUE																611,693	
SOH/AGL Deduction																267,066	
ASSESSED VALUE																344,627	
TOTAL EXEMPTION VALUE																HX HB 96 344,627	
BASE TAXABLE VALUE																0	
TOTAL JUST VALUE																690,236	
NCON VALUE																74,000	
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	
SALES DATA																	
OFF RECORD Number																DATE	
1218/2762																7/25/2011	
GRANTOR: JOHN J & PEGGY LEE HI																TYPE INST	
GRANTEE: JOHN J & PEGGY LEE																Q U	
1218/0488																WD U	
GRANTOR: JOHN J HICKEY																I I	
GRANTEE: JOHN J & PEGGY LEE																RSN CD	
1218/0488																11	
SALE PRICE																100	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS= W24 FOP= N13 W43 S13 E43\$ W43 S32 E20 S5 E10 FOP= E8 N5 W8 S5\$ N5 E8 S5 E5 N5 E3S3 E8 N3 E18 BAS= E23 FCP= E30 N32 W30 S32\$ N32 W28 S12 E5 S20\$ N20 W5N12\$ PTR=N40 FUS= N8 UST= E23 N16 W23 S16\$ N24 W72 S15 E25 S22 E20N2 E15 N3 E12\$ PTR= N40 FAT= N16 W70 S16 E70\$ S40\$ S40\$.																	

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