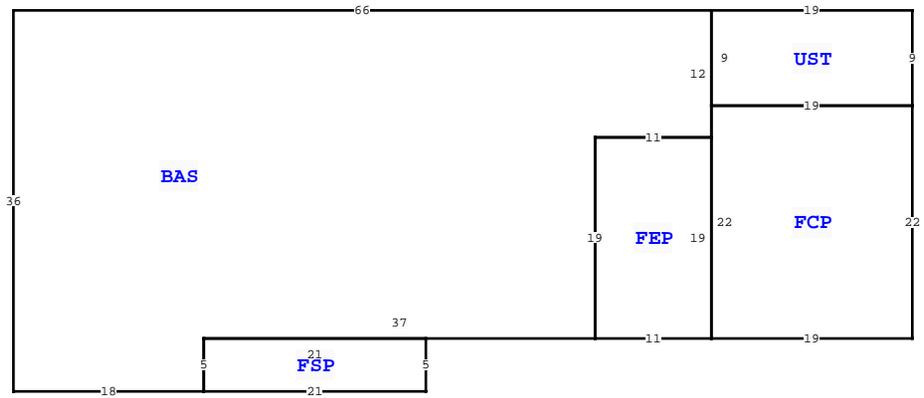




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units		0 100
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
<b>TOTALS</b>	<b>2,830</b>			<b>2,317</b>	<b>189,792</b>

NEIGHBORHOOD/LOC		28417.00 1.00/	
MAP NUM	MKT AREA	02	
554 SW HILLCREST ST, LAKE CITY			
BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	

LAND DESCRIPTION													TOTAL OB/XF				23,890							
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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 2		2	
VALUATION SUMMARY				STANDARD			
VALUATION BY		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			

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\$.												

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																																																								
																				<b>VALUATION BY</b> Tax Group: 2 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 189,792 <b>TOTAL MARKET OB/XF VALUE</b> 25,490 <b>TOTAL LAND VALUE - MARKET</b> 51,500 <b>TOTAL MARKET VALUE</b> 266,782 SOH/AGL Deduction 6,136 <b>ASSESSED VALUE</b> 260,646 <b>TOTAL EXEMPTION VALUE</b> HX HB 51,411 <b>BASE TAXABLE VALUE</b> 209,235 <b>TOTAL JUST VALUE</b> 266,782 NCON VALUE 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 269,702																																																										
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<b>REVIEW DATE</b> 06/29/2017 <b>BY</b> DF Total Acres: 5.15 Total Land Value: 51,500 Market: 0 Agricultural: 0 Common: 51,500 <b>PRINTED 03/04/2026 BY SYS</b>																																																																														