

COMM SE COR OF NE1/4 OF NW1/4 OF  
25.01 FT TO N R/W YOUNG RD, W AL  
FT, N 292.17 FT, W 248.92 FT FOR

HARE ANTHONY R/HARE DIANE C  
162 SW COUNTRY CT  
LAKE CITY, FL 32024

11-5S-16-03578-004

2025

MARKET ADJUSTMENTS												COLUMBIA COUNTY PROPERTY PAGE 1 of 1																		
BUILDING CHARACTERISTICS		ELEMENT CD		CONSTRUCTION		Type	Mdl	Eff. Area	Tot Adj Pts	Eff. Base Rate	Repl. Cost New	Ayb	Eyb	Econ	Fnct	Norm	% Cond	VALUATION SUMMARY												
Exterior Wall	19	COMMON BRK 100				0100	01	5,248	152.4083	160.03	839,837	2004	2004	0	0	0	19.00	81.00	STANDARD											
Roof Structur	08	IRREGULAR 100				1 SINGLE FAM - 100% - 2022 Heated Area: 4795 HX Base Yr 2022												VALUATION BY Tax Group: 3 Tax Dist:												
Roof Cover	08	CLAY TILE 100																BUILDING MARKET VALUE 680,268												
Interior Wall	05	DRYWALL 100																TOTAL MARKET OB/XF VALUE 14,900												
Interior Floo	14	CARPET 70																TOTAL LAND VALUE - MARKET 20,685												
Interior Floo	15	HARDTILE 30																TOTAL MARKET VALUE 715,853												
Air Condition	03	CENTRAL 100																SOH/AGL Deduction 74,714												
Heating Type	04	AIR DUCTED 100																ASSESSED VALUE 641,139												
Bedrooms		4 100																TOTAL EXEMPTION VALUE HX HB 50,000												
Bathrooms		4.5 100																BASE TAXABLE VALUE 591,139												
Frame		02 WOOD FRAME 100																TOTAL JUST VALUE 715,853												
Stories	1.5	1.5 100																INCON VALUE 0												
Architectual Units	05	CONV 100																INCOME VALUE												
Condition Adj	03	03 100																PREVIOUS YEAR MKT VALUE 715,853												
Kitchen Adjus	01	01 100																												
Quality	08	08																												
DOR CODE	0100	SINGLE FAMILY																												
MAP NUM		MKT AREA		01																										
NEIGHBORHOOD/LOC	11516.00	1.00/																												
Area Type	Total Gross Area	Pct of Base	Tot Adj Area	Subarea Market Value																										
BAS	70	100	70	9,074																										
BAS	70	100	70	9,074																										
BAS	483	100	483	62,608																										
BAS	573	100	573	74,275																										
BAS	3,165	100	3,165	410,261																										
FGR	1,023	55	563	72,979																										
FHS	434	60	260	33,702																										
FOP	56	30	17	2,204																										
FOP	108	30	32	4,148																										
UOP	77	20	15	1,944																										
TOTALS	6,059		5,248	680,268																										
EXTRA FEATURES												162 SW COUNTRY CT, LAKE CITY																		
L	OB/XF N	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	0100		0	0	0	0	3.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	6,000												
2	0166	CONC, PAVMT	0100		0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,500												
3	0104	GENERATOR	0100		0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		90	5,400												
LAND DESCRIPTION												TOTAL OB/XF 14,900																		
L N	Use Code	CLS	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	Other Adjustments And Notes		Year	Density	Decl	Frz	Yr	ConsrV				
1	0100	C	SFR		100		A-1	0.00	0.00	1.97	AC		1.00	1.00	1.00	10,500.00	10,500.00	20,685												
REVIEW DATE 10/27/2022 BY JB Total Acres: 1.97 Total Land Value: 20,685 Market: 0 Agricultural: 0 Common: 20,685												PRINTED 11/20/2024 BY SYS																		