BEG SE COR OF NW1/4 OF NW1/4, RU 315 FT, S 315 FT, E 315 FT TO PO OF NW1/4).

HOSMER CYNTHIA/NORRIS MICHAEL
780 SW NORRIS AVE
LAKE CITY, FL 32024

2025

06-5S-16-03474-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

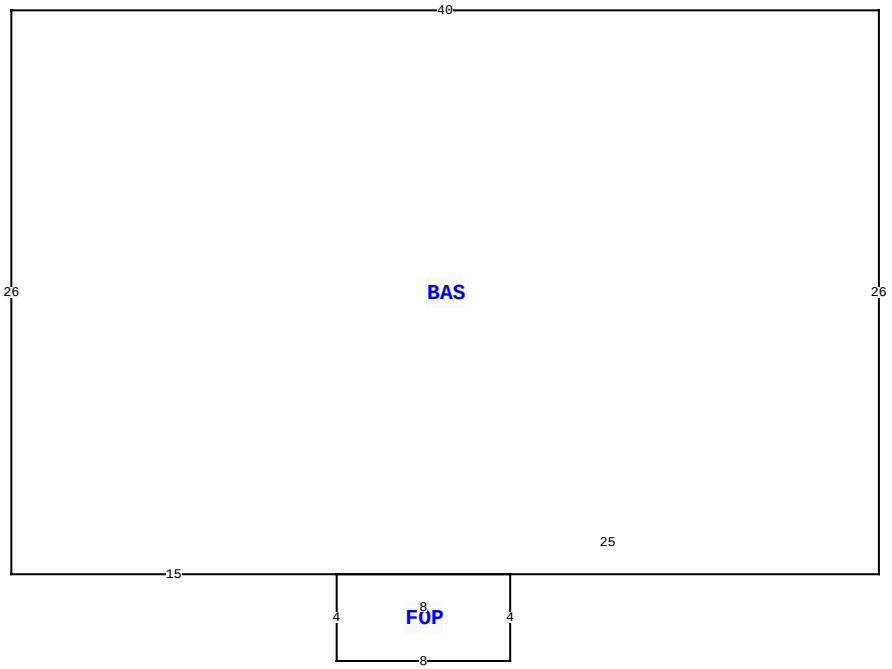
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	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
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	6516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100		1,040	89,604
FOP	32	30		10	862
TOTALS	1,072			1,050	90,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,050	118.3520	132.55	139,178	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM – 50% - 2005 Heated Area: 1040 HX Base Yr 2005



780 SW NORRIS AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		90,466
TOTAL MARKET OB/XF VALUE		4,070
TOTAL LAND VALUE - MARKET		31,920
TOTAL MARKET VALUE		126,456
SOH/AGL Deduction		31,222
ASSESSED VALUE		95,234
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		70,234
TOTAL JUST VALUE		126,456
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,965

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1079/1241	4/01/2006	QC	Q	I	01	25,800
GRANTOR: RICHARD T HOSMER						
GRANTEE: CYNTHIA HOSMER & MI						
1030/2187	11/16/2004	WD	Q	I	06	100
GRANTOR: CYNTHIA NORRIS						
GRANTEE: CYNTHIA OR RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S26 E15 FOP= S4 E8 N4 W8$ E25 N26$.

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	0294	SHED WOOD/	0	50	16	26	416.00	UT	7.50	7.50	100	1999	1999	3	100	3,120	
2	0166	CONC,PAVMT	0	50	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	250	
3	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	600	
4	0252	LEAN-TO W/	0	50	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,070

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	50		A-1	315.00	315.00	2.28	AC		1.00	1.00	1.00	14,000.00	14,000.00	31,920							

REVIEW DATE 08/13/2019 BY BC Total Acres: 2.28 Total Land Value: 31,920 Market: 0 Agricultural: 0 Common: 31,920 PRINTED 07/30/2025 BY SYS