LOTS 11 & 12 BLOCK 8 FOREST HILL
UNIT 1.

TOPE DARRELL W/TOPE SANDI
860 SE ZINNIA WAY
LAKE CITY, FL 32025

2026

00-00-00-07761-000

BUILDING CHARACTERISTICS

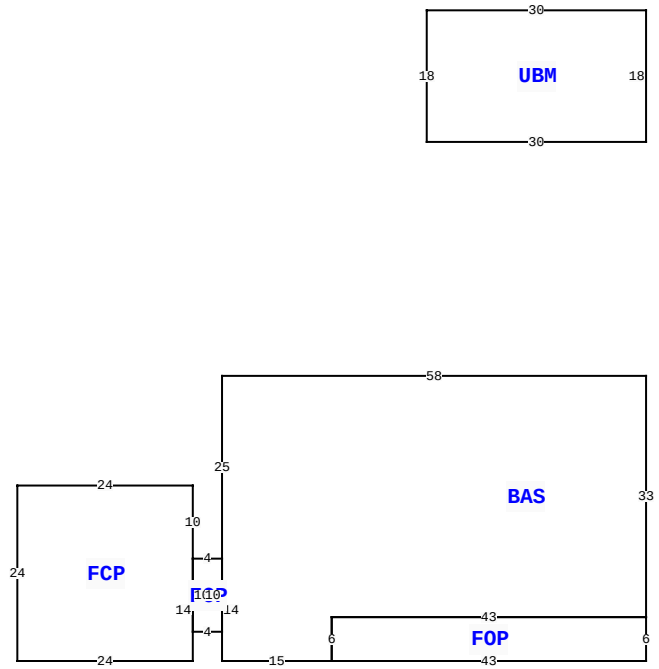
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100		2,004	167,697
FCP	576	25		144	12,050
FOP	40	30		12	1,004
FOP	258	30		77	6,443
UBM	540	20		108	9,038
TOTALS	3,418			2,345	196,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,345	114.9450	128.74	301,895	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2012 Heated Area: 2004 HX Base Yr 2012



860 SE ZINNIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		196,232
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		18,082
TOTAL MARKET VALUE		216,314
SOH/AGL Deduction		90,849
ASSESSED VALUE		125,465
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,743
TOTAL JUST VALUE		216,314
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/0174	1/24/2013	QC	U	I	30	100
GRANTOR: DARRELL W & SANDI TOP						
GRANTEE: DARRELL W & SANDRA						
1218/0321	7/12/2011	TR	Q	I	01	106,000
GRANTOR: KIMBERLY A WYATT,ASSO						
GRANTEE: DARRELL W & SANDI T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W58 S25 FOP= W4 FCP= N10 W24 S24 E24 N14$ S10 E4 N10$ S14 E15 FOP= E43 N6W43S6$ N6 E43 N33$ PTR= N50 UBM= W30 S18 E30 N18$ S50$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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		*RSF	-265.00	171.00	11,115.00	SF		1.00	1.00	0.90	1.00	0.90	10,004							
2	0700	C	MISC RES	100		*RSF	-268.00	110.00	7,480.00	SF		1.00	1.00	0.80	1.35	1.08	8,078							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.43 Total Land Value: 18,082 Market: 0 Agricultural: 0 Common: 18,082 PRINTED 10/21/2025 BY SYS