

BEG 375.75 FT W OF NE COR OF NW1
FOR POB, RUN W 230.6 FT, S 663.9
US-90, E 33 FT N TO A PT 330 FT

LAND R E/LAND FRANKIE
183 NW LANSEND CT
LAKE CITY, FL 32055

2026

26-3S-15-00229-006



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 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 01
NEIGHBORHOOD/LOC	26315.00 1.00/	

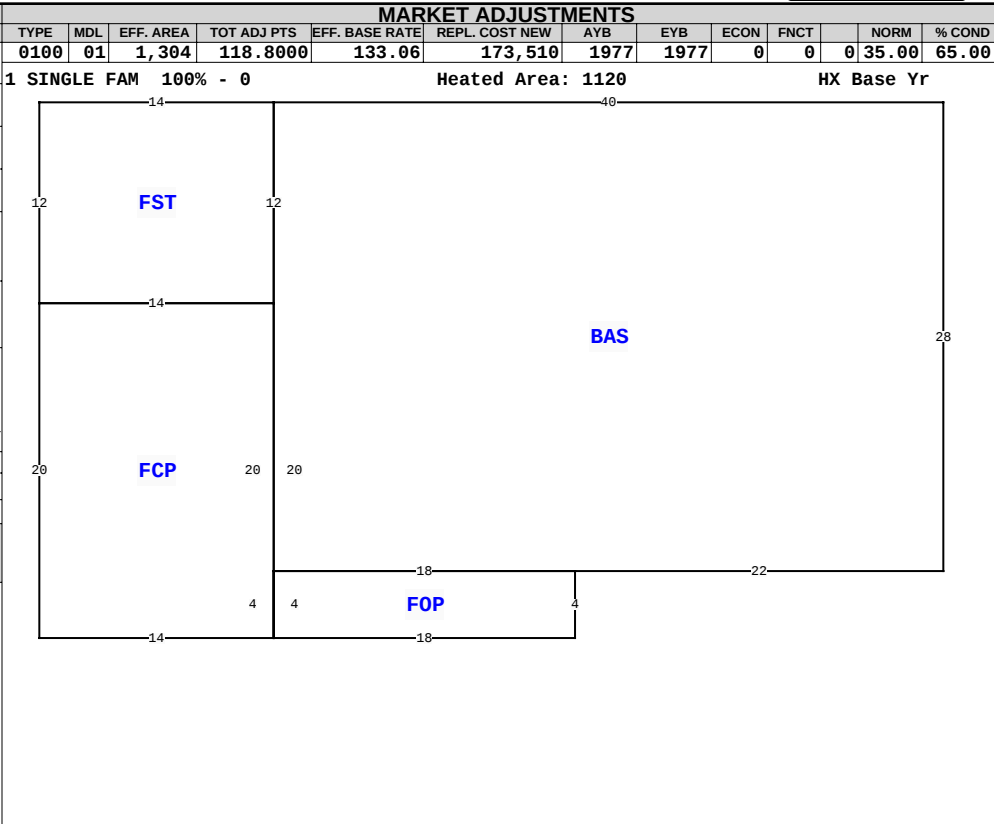
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	96,868
FCP	280	25		70	6,054
FOP	72	30		22	1,903
FST	168	55		92	7,957

TOTALS	1,640			1,304	112,782
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1977
2	0080	DECKING	0 100	16	33	528.00	UT	0.90	0.90	100	0
3	0040	BARN,POLE	0 100	20	18	1.00	UT	0.00	0.00	100	0
4	0294	SHED WOOD/	0 100	16	20	320.00	UT	3.50	3.50	100	1993
5	0251	LEAN TO W/	0 100	11	20	220.00	UT	1.50	1.50	100	1993
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	2.00	AC	1.00

REVIEW DATE	02/23/2023	BY	KS
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183 NW LANSEND CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1977	1977	3	100	1,200	
2	0080	DECKING	0 100	16	33	528.00	UT	0.90	0.90	100	0	0	3	100	475	
3	0040	BARN,POLE	0 100	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0294	SHED WOOD/	0 100	16	20	320.00	UT	3.50	3.50	100	1993	1993	3	100	1,120	
5	0251	LEAN TO W/	0 100	11	20	220.00	UT	1.50	1.50	100	1993	1993	3	100	330	
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0110	C	SFR RURAL	100		A-1	0.00	0.00	2.00	AC	1.00

Total Acres: 2.00	Total Land Value: 30,000	Market: 0	Agricultural: 0	Common: 30,000
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		112,782	
TOTAL MARKET OB/XF VALUE		4,825	
TOTAL LAND VALUE - MARKET		30,000	
TOTAL MARKET VALUE		147,607	
SOH/AGL Deduction		71,836	
ASSESSED VALUE		75,771	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		25,049	
TOTAL JUST VALUE		147,607	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		147,607	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES															

BUILDING DIMENSIONS															
BAS= W40 FST= W14 S12 E14 N12\$ S12 FCP= W14 S20 E14 N20\$ S20 FOP= E18 N4 W18 S4\$ N4 E18 E22 N28\$.															