

LOT 16 BLOCK B RANCHETTES S/D UN
OF NE1/4 OF NE1/4.

BARFIELD DONALD V
6550 PITTS RD
JACKSONVILLE, FL 32219

2026

28-3S-16-02351-000



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	PAGE 1 of 1														
Exterior Wall	07	ASB SHNGLE 90	0100	01	1,256	81.8100	91.63	115,087	1955	1955	0	0	0	35.00	65.00	VALUATION SUMMARY													
Exterior Wall	08	WD OR PLY 10	1 SINGLE FAM 0% - 0													Heated Area: 1230													
Roof Structure	03	GABLE/HIP 100														HX Base Yr													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	06	VINYL ASB 30																											
Air Condition	02	WINDOW 100																											
Heating Type	02	CONVECTION 100																											
Bedrooms		2 100																											
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	03	03																											
DOR CODE	0100 SINGLE FAMILY																												
MAP NUM																MKT AREA 06													
NEIGHBORHOOD/LOC	28316.030 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,230	100		1,230	73,258																								
FOP	88	30		26	1,548																								
TOTALS 1,318 1,256 74,807																													
EXTRA FEATURES																		143 NW BATTLE HILL LN, LAKE CITY											
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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200													
2	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800													
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000													
LAND DESCRIPTION																		TOTAL OB/XF 4,000											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF/MH	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000												
REVIEW DATE 03/08/2023 BY KS Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 10/07/2025 BY SYS																													

VALUATION BY

Tax Group: 2

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

74,807

4,000

45,000

123,807

0

123,807

0

123,807

123,807

0

0

123,807

PERMIT NUM

DESCRIPTION

AMT

ISSUED

22234

M H

250

08/25/2004

18445

M H

125

06/26/2001

7049

M H

60

04/14/1993

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

0990/1523

7/24/2003

WD Q I

57,500

GRANTOR: HORACE H MCKISSACK

GRANTEE: DONALD V BARFIELD

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S42 E2 FOP= S8 E11 N8 W11\$ E11 S8 E12 N8 E2 N42\$.