LOTS 1 & 2 FAIRFIELD HILLS S/D.
445-80, 450-737,738, 777-2246, 7

COLLINS RONNIE R/COLLINS RENAE D
148 NW HORIZON ST
LAKE CITY, FL 32055

2026

28-3S-16-02374-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

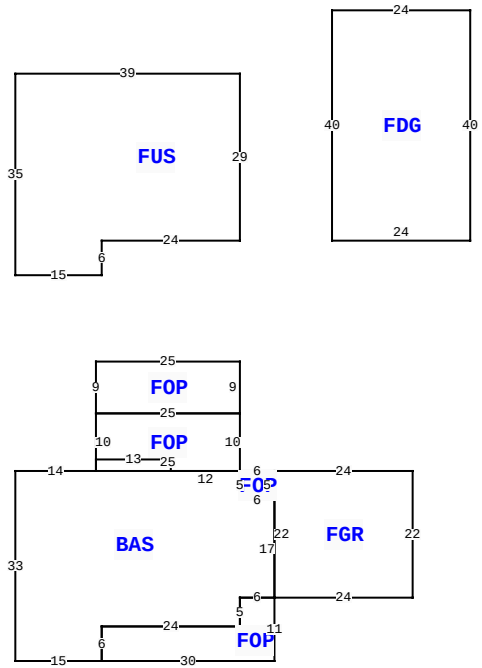
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100		1,271	112,597
FDG	960	60		576	51,027
FGR	528	55		290	25,691
FOP	30	30		9	797
FOP	210	30		63	5,581
FOP	225	30		68	6,024
FOP	250	30		75	6,644
FUS	1,221	100		1,221	108,168
TOTALS	4,695			3,573	316,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,573	121.4656	136.04	486,071	1994	1994	0	0	0	34.88	65.12

1 SINGLE FAM 100% - 2009 Heated Area: 2492 HX Base Yr 2009



148 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		316,529
TOTAL MARKET OB/XF VALUE		51,715
TOTAL LAND VALUE - MARKET		52,690
TOTAL MARKET VALUE		420,934
SOH/AGL Deduction		100,178
ASSESSED VALUE		320,756
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		270,034
TOTAL JUST VALUE		420,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		427,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30190	M H	290	05/24/2012
8006	SFR	365	01/25/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1154/0531	7/08/2008	WD	Q	I		356,000
GRANTOR: WILLIAM B JR & DEANNE						
GRANTEE: RONNIE R & RENAE D						
1108/0283	1/11/2007	WD	Q	I		330,000
GRANTOR: TIEMAN TRUST						
GRANTEE: TIERNEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N2 W13 S2 W14 S33 E15 FOP= E30 N11 W6 S5 W24 S6$ N6 E24 N5 E6 FGR= E24 N22 W24 S22$ N17 FOP= N5 W6 S5 E6$ W6 N5$ FOP= N10 FOP= N9 W25 S9 E25$ W25 S10 E25$ PTR= N40 FUS= N29 W39 S35 E15 N6 E24$ S40$ PTR= N40 E40 FDG= N40 W24 S40 E24$ W40 S40$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	660	
2	0166	CONC,PAVMT	0	100	10	380	3,800.00	UT	2.00	2.00	75	1994	1994	3	75	5,700	
3	0166	CONC,PAVMT	0	100	22	45	990.00	UT	2.00	2.00	75	1994	1994	3	75	1,485	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	70	1994	1994	3	70	630	
5	0166	CONC,PAVMT	0	100	14	24	336.00	UT	2.00	2.00	75	1994	1994	3	75	504	
6	0170	FPLC 2STRY	0	100	0	0	1.00	UT	2,750.00	2,750.00	100	2007	2007	3	100	2,750	
7	0030	BARN,MT	0	0	25	30	750.00	UT	9.00	9.00	100	2012	2012	3	100	6,750	
8	0280	POOL R/CON	0	100	0	0	548.00	UT	70.00	70.00	100	2012	2012	3	71	27,236	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
10	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	4,500	

TOTAL OB/XF 51,715

LAND DESCRIPTION

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-2	0.00	0.00	4.79	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,690							

REVIEW DATE 09/06/2018 BY KR Total Acres: 4.79 Total Land Value: 52,690 Market: 0 Agricultural: 0 Common: 52,690 PRINTED 11/17/2025 BY SYS