LOT 7 FAIRFIELD HILLS S/D.
454-572,

NEWBERRY ROGER W/NEWBERRY LISA P
240 NW HORIZON ST
LAKE CITY, FL 32055

2025

28-3S-16-02374-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

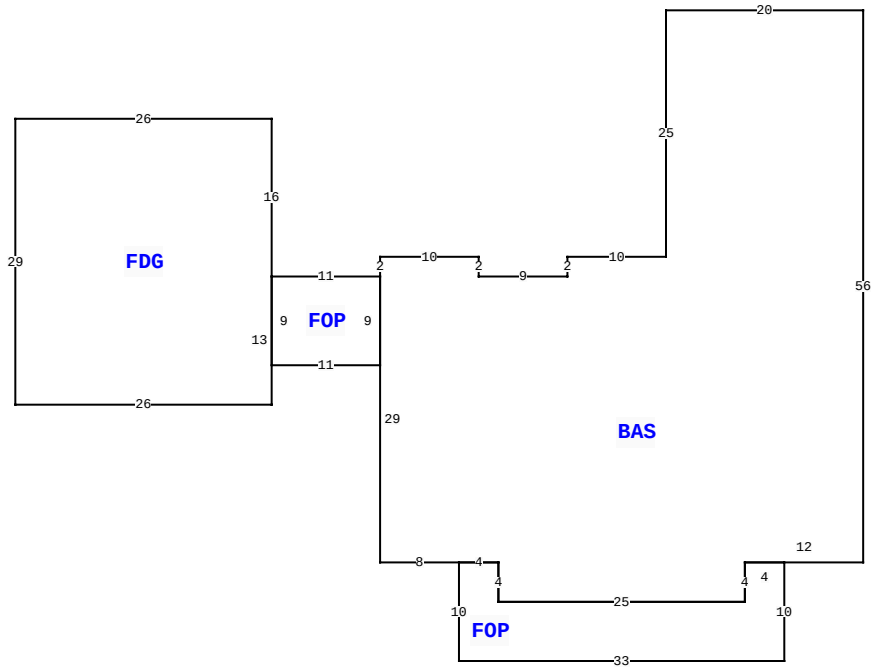
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	28316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,101	100		2,101	173,287
FDG	754	60		452	37,280
FOP	99	30		30	2,475
FOP	230	30		69	5,691
TOTALS	3,184			2,652	218,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,652	113.2960	126.89	336,512	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2101 HX Base Yr



240 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		218,733
TOTAL MARKET OB/XF VALUE		51,340
TOTAL LAND VALUE - MARKET		36,410
TOTAL MARKET VALUE		306,483
SOH/AGL Deduction		104,147
ASSESSED VALUE		202,336
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		151,614
TOTAL JUST VALUE		306,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31761	MAINT/ALTR	50	02/24/2014
8410	POOL	15,000	05/23/1994

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S25 W10 S2 W9 N2 W10S2 FOP= W11 FDG= N16 W26 S29E26 N13$S9E11N9$S29 E8 FOP= S10 E33 N10 W4 S4 W25 N4 W4$ E4 S4 E25 N4 E12 N56$.

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	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0220	JACUZZI	0	100	0	0	4,000.00	UT	0.57	0.57	100	1993	1993	3	100	2,280	
5	0169	FENCE/WOOD	0	100	0	0	195.00	UT	7.50	7.50	70	1993	1993	3	70	1,024	
6	0030	BARN,MT	0	0	40	80	3,200.00	UT	10.00	10.00	100	2011	2011	3	100	32,000	

LAND DESCRIPTION

TOTAL OB/XF 51,340

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	3.31	AC		1.00	1.00	1.00	11,000.00	11,000.00	36,410							

REVIEW DATE 09/06/2018 BY KR Total Acres: 3.31 Total Land Value: 36,410 Market: 0 Agricultural: 0 Common: 36,410 PRINTED 08/11/2025 BY SYS