LOT 4 BLOCK 4 CAROLYN HEIGHTS S/

LAKE BARBARA HAYNES
P O BOX 765
LAKE CITY, FL 32056

2026

28-3S-17-05754-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

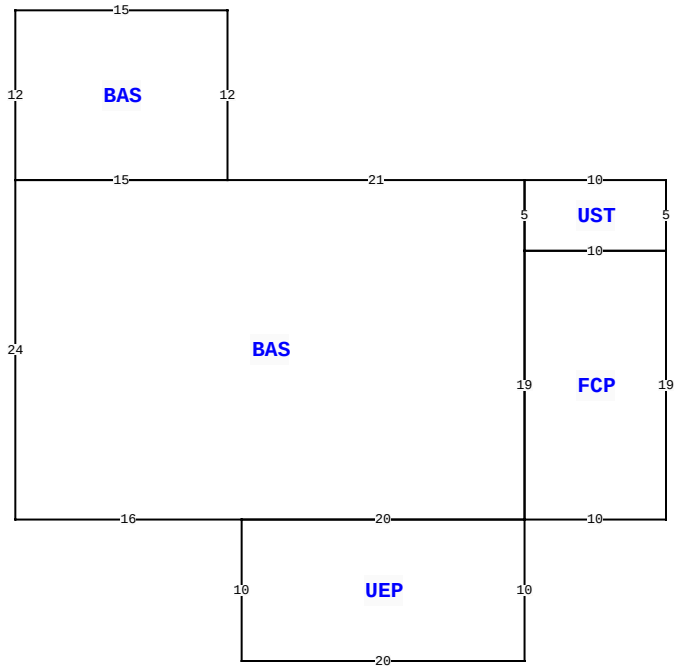
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	06	BD/BATTEN 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 07
NEIGHBORHOOD/LOC	28317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	13,334
BAS	864	100		864	64,005
FCP	190	25		48	3,556
UEP	200	60		120	8,890
UST	50	45		22	1,630
TOTALS	1,484			1,234	91,414

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,234	120.2580	134.69	166,207	1965	1965	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1044 HX Base Yr



278 NE ALPHA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		91,414
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		8,400
TOTAL MARKET VALUE		100,514
SOH/AGL Deduction		54,134
ASSESSED VALUE		46,380
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,380
TOTAL JUST VALUE		100,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0471/0382	7/01/1981	WD	Q	I		19,200
GRANTOR:						
GRANTEE:						
0413/0092	9/01/1978	03	Q	I		18,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= N12 W15 S12 E15$ W15 S24 E16 UEP= S10 E20 N10 W20$ E20 FCP= E10 N19 W10 S19$ N19 UST= E10 N5 W10 S5$ N5$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0297	SHED CONCR	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 700

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 09/17/2015 BY DF Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/20/2025 BY SYS