LOT 17 FAIRFIELD HILLS S/D.
814-485, WD 1081-2507, WD 1083-9

MCPHERSON ROBERT/MCPHERSON BARBARA
674 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02390-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06

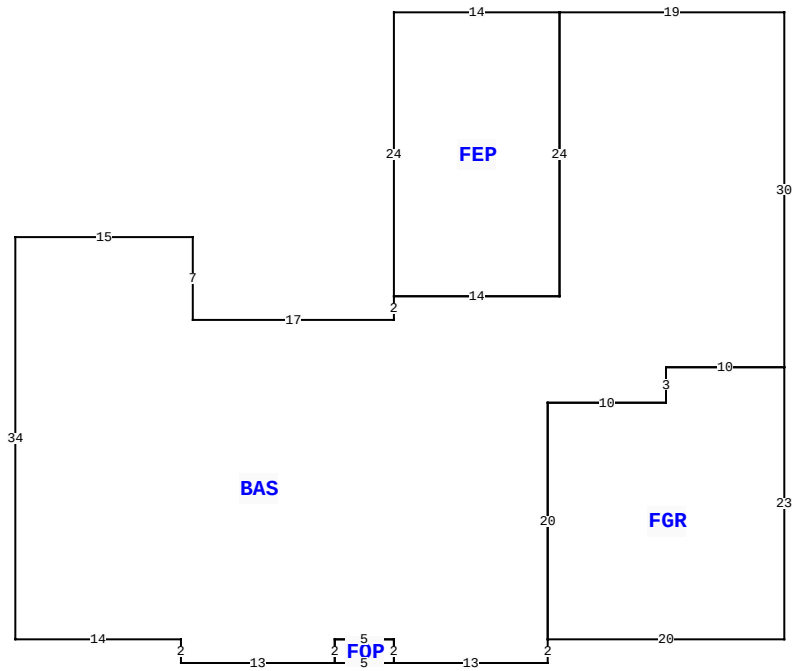
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 29316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100		2,004	208,702
FEP	336	80		269	28,014
FGR	430	55		236	24,577
FOP	10	30		3	312
TOTALS	2,780			2,512	261,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,512	130.9608	146.68	368,460	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2022 Heated Area: 2004 HX Base Yr 2022



674 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,607
TOTAL MARKET OB/XF VALUE		16,612
TOTAL LAND VALUE - MARKET		70,300
TOTAL MARKET VALUE		348,519
SOH/AGL Deduction		171,468
ASSESSED VALUE		177,051
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,329
TOTAL JUST VALUE		348,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33171	REMODEL	225	07/10/2015
31622	MAINT/ALTR	40	12/04/2013
10897	SFR	320	03/15/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1429/2657	2/08/2021	WD	Q	I	01	330,000
GRANTOR: TOPPA CHERYL A & WILL						
GRANTEE: MCPHERSON ROBERT						
1266/2493	12/17/2013	WD	Q	I	01	214,000
GRANTOR: REBECCA JOHNSON						
GRANTEE: CHERYL & WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N7 W15 S34 E14 S2 E13 FOP= E5 N2 W5 S2$ N2 E5 S2 E13 N2 FGR= E20 N23 W10 S3W10 S20$ N20 E10 N3 E10 N30 W19 FEP= W14 S24 E14 N24$ S24W14 S2$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	700	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
4	0166	CONC,PAVMT	0	100	0	0	541.00	UT	1.50	1.50	100	1996	1996	3	100	812	
5	0263	PRCH,USP	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	
6	0040	BARN,POLE	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
7	0210	GARAGE U	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		100	6,000	
8	0040	BARN,POLE	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2023	2022		100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 16,612

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		A-3	0.00	0.00	7.03	AC		1.00	1.00	1.00	10,000.00	10,000.00	70,300							

REVIEW DATE 03/02/2023 BY KS Total Acres: 7.03 Total Land Value: 70,300 Market: 0 Agricultural: 0 Common: 70,300 PRINTED 11/20/2025 BY SYS