LOTS 19 & 20 FAIRFIELD HILLS S/D
431-623, 736-545, WD 1373-516,

MAHNKE JONATHAN K/MAHNKE ERIKA J
768 NW HORIZON ST
LAKE CITY, FL 32055-7043

2026

29-3S-16-02390-020

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

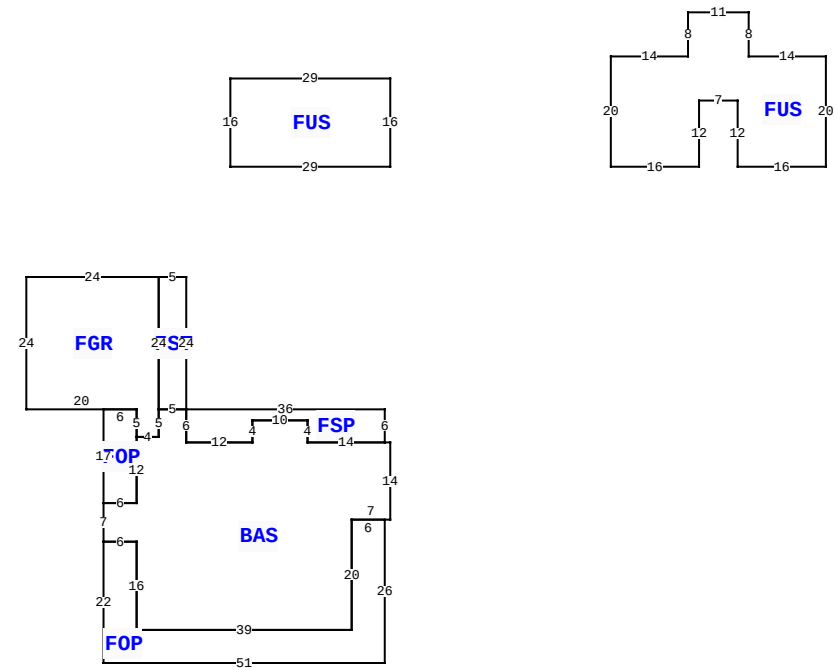
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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 01
NEIGHBORHOOD/LOC	29316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	146,206
FGR	596	55		328	31,140
FOP	102	30		31	2,943
FOP	522	30		157	14,905
FSP	176	40		70	6,646
FST	120	55		66	6,266
FUS	464	100		464	44,052
FUS	784	100		784	74,432
TOTALS	4,304			3,440	326,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,440	130.4087	146.06	502,446	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2788 HX Base Yr 2019



768 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	326,590
TOTAL MARKET OB/XF VALUE	12,484
TOTAL LAND VALUE - MARKET	87,300
TOTAL MARKET VALUE	426,374
SOH/AGL Deduction	151,335
ASSESSED VALUE	275,039
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	224,317
TOTAL JUST VALUE	426,374
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40710	ELECTRICAL	0	10/14/2020
32561	MAINT/ALTR	75	12/19/2014
7991	SFR	325	01/24/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0516	11/21/2018	WD	Q	I	01	350,000
GRANTOR: HARRY & CONNIE GRAF						
GRANTEE: JONATHAN K & ERIKA						
0736/0545	11/23/1990	WD	Q	V		23,900
GRANTOR: LEGHART MYRON						
GRANTEE: GRAF HARRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W1 W14 N4 W10 S4 W12 N6 W5 S5 W4 S12 W6 S7 E6 S16 E39 N20 E7 N14 $
FUS=[ORIG=40,-50] E16 N12 E7 S12 E16 N20 W14 N8 W11 S8 W14 S20 $
FGR=[ORIG=-42,-6] N24 W24 S24 E20 S5 E4 N5 $
FOP=[ORIG=-52,18] S22 E51 N26 W6 S20 W39 N16 W6 $
FUS=[ORIG=0,-50] N16 W29 S16 E29 $
FSP=[ORIG=-1,0] N6 W36 S6 E12 N4 E10 S4 E14 $
FST=[ORIG=-37,-6] N24 W5 S24 E5 $
FOP=[ORIG=-46,-1] N5 W6 S17 E6 N12 $
PTR=[ORIG=0,0] N50 S50 $
.

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	1,056.00	UT	1.50	1.50	100	1994	1994	3	100	1,584	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1994	1994	3	100	2,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
4	0258	PATIO	0	100	0	0	1.00	UT	1,800.00	1,800.00	100	2021	2020		100	1,800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	4,600.00	4,600.00	100	2021	2020		100	4,600	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 12,484

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	5.32	AC		1.00	1.00	1.00	10,000.00	10,000.00	53,200							
2	0000	C	VAC RES	100		A-3	0.00	0.00	3.41	AC		1.00	1.00	1.00	10,000.00	10,000.00	34,100							

REVIEW DATE 03/02/2023 BY KS Total Acres: 8.73 Total Land Value: 87,300 Market: 0 Agricultural: 0 Common: 87,300 PRINTED 10/03/2025 BY SYS