

LOT 25 FAIRFIELD HILLS S/D.
773-1971, WD 834-704, WD 972-211

PELLEY CATHY
871 NW HORIZON ST
LAKE CITY, FL 32025

2026

29-3S-16-02390-025



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 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	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	256	100		256	25,595
BAS	506	100		506	50,590
BAS	1,437	100		1,437	143,672
FOP	72	30		22	2,200
FOP	88	30		26	2,599
UOP	150	20		30	2,999

TOTALS	2,509			2,277	227,657
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0210	GARAGE U	0 100	0	0	760.00	UT	18.00	

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,277	129.3732	144.90	329,937	1994	1994	0	0	0 31.00	69.00

1 SINGLE FAM 100% - 2004

Heated Area: 2199

HX Base Yr 2004

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		227,657	
TOTAL MARKET OB/XF VALUE		14,510	
TOTAL LAND VALUE - MARKET		51,000	
TOTAL MARKET VALUE		293,167	
SOH/AGL Deduction		95,123	
ASSESSED VALUE		198,044	
TOTAL EXEMPTION VALUE		HX HB WX SX DX 110,722	
BASE TAXABLE VALUE		87,322	
TOTAL JUST VALUE		293,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		296,466	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043468	Solar Power Syste	74,000	01/03/2022
27082	ADDN SFR	142	06/13/2008
10631	GARAGE	135	01/09/1996
7775	SFR	45,000	11/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/824	4/12/2024	LE	U	I	14	100
GRANTOR: PELLEY CATHY						
GRANTEE: PELLEY CATHY (ENH L						
1382/0939	4/02/2019	LE	U	I	14	100
GRANTOR: CATHY PELLEY (ENH LIF						
GRANTEE: MEGAN J PELLEY AND						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W10 UOP= N10 W15 S10 E15\$ W3 FOP= W12 S6 E12 N6\$S6 W12 S3 W27 S25 E10 FOP= S6 E12 N6 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E9 BAS= S22 E23 N22 W23\$ E23 N18 BAS= E16 N16 W16 S16\$ N16\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-3	0.00	0.00	2.55

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
AC		1.00	1.00	1.00	20,000.00	20,000.00	51,000		