

LOT 26 FAIRFIELD HILLS S/D.
WD 811-1953-1955, WD 1025-1645,

LEE THOMAS H/LEE MARY T
949 NW HORIZON ST
LAKE CITY, FL 32055

2026

29-3S-16-02390-026



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	06	06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	29316.010	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100		182	18,592
BAS	529	100		529	54,040
BAS	1,880	100		1,880	192,051
FOP	164	30		49	5,005
FSP	183	40		73	7,458
UOP	100	20		20	2,043

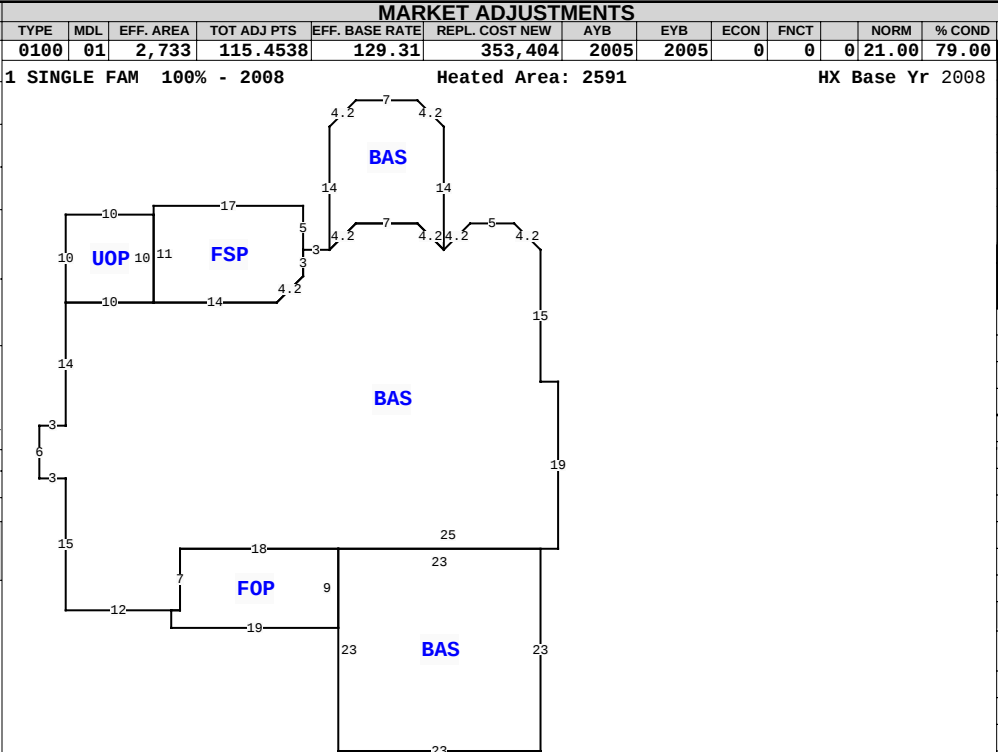
TOTALS	3,038			2,733	279,189
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EXTRA FEATURES

L N	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	2,394.00	UT	2.00	2.00	100	2005	2005	3	100	4,788	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2005	2005	3	100	2,160	
3	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.47	AC		1.00	1.00	1.00	20,000.00	20,000.00	49,400							



949 NW HORIZON ST, LAKE CITY

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

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1	0166	CONC, PAVMT	0	100	0	0	2,394.00	UT	2.00	2.00	100	2005	2005	3	100	4,788	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2005	2005	3	100	2,160	
3	0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

TOTAL OB/XF 13,748

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.47	AC		1.00	1.00	1.00	20,000.00	20,000.00	49,400							

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,189
TOTAL MARKET OB/XF VALUE		13,748
TOTAL LAND VALUE - MARKET		49,400
TOTAL MARKET VALUE		342,337
SOH/AGL Deduction		106,262
ASSESSED VALUE		236,075
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,353
TOTAL JUST VALUE		342,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26920	ADDN SFR	122	04/11/2008
22380	SFR	546	10/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1394/1122	9/12/2019	LE	U	I	14	100

GRANTOR: THOMAS H & MARY T LEE
GRANTEE: M A LAUGHREN, D GRAH
1131/1143 9/18/2007 WD Q I 265,000
GRANTOR: EUGENE & MARJORIE BRA
GRANTEE: THOMAS & MARY LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N15 L3 U3 W5 D3 L3 BAS= N14 L3 U3 W7 D3 L3
S14 R3 U3 E7 D3 R3 \$ L3 U3 W7 D3 L3 W3 FSP= N5 W17
S11 E14 R3 U3 N3\$ S3 D3 L3 W14 UOP= N10 W10 S10 E10\$ W10
S14 W3 S6E3 S15 E12 FOP= S2 E19 N9 W18 S7 W1\$ E1 N7 E18 BAS=
S23 E23 N23 W23\$ E25N19\$.