

LOT 15 FAIRFIELD WOODS S/D.
451-724, 745-391, 934-493, LE 14

HIGGINS EDWIN J/HIGGINS ANDRA P
739 NW LONA LOOP
LAKE CITY, FL 32055

2026

29-3S-16-02391-015



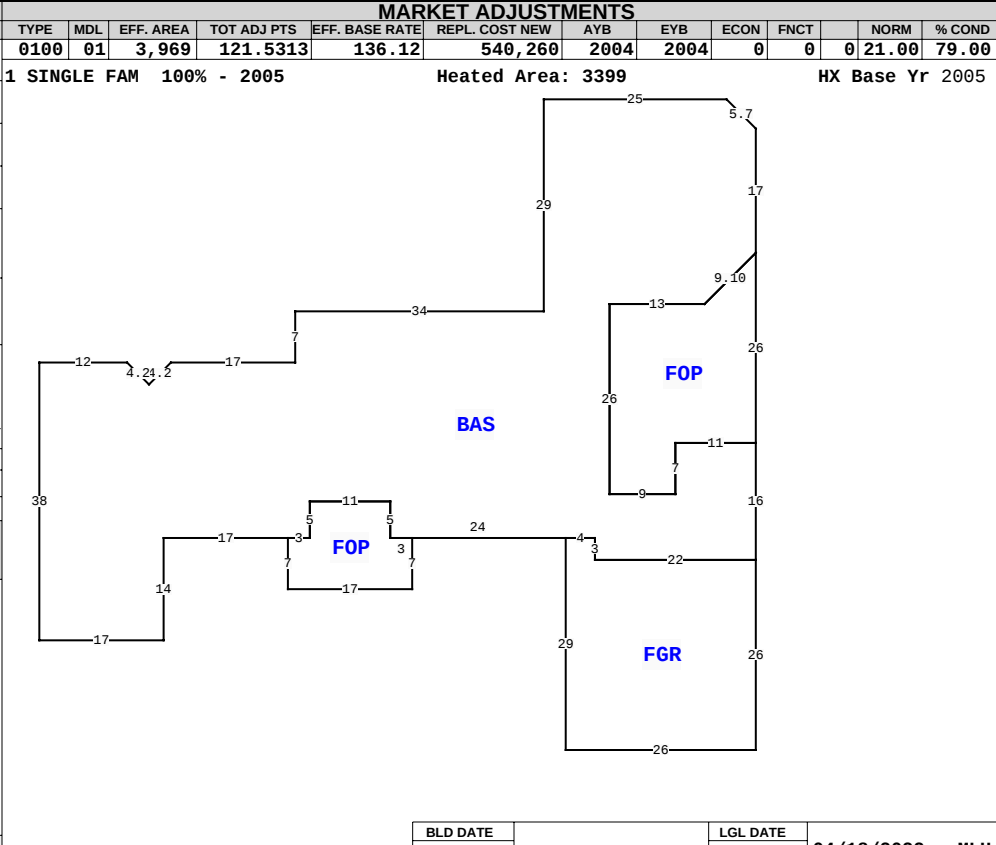
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 29316.020 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,399	100		3,399	365,511
FGR	688	55		378	40,648
FOP	174	30		52	5,592
FOP	468	30		140	15,055
TOTALS	4,729			3,969	426,805

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00
2	0282	POOL ENCL	0 100	24	40	960.00	UT	15.00	15.00
3	0280	POOL R/CON	0 100	8	23	184.00	UT	70.00	70.00
4	0166	CONC, PAVMT	0 100	0	0	3,792.00	UT	2.00	2.00
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00

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	6.07



TOTAL OB/XF									
22,482									

TOTAL OB/XF									
22,482									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		426,805	
TOTAL MARKET OB/XF VALUE		22,482	
TOTAL LAND VALUE - MARKET		76,482	
TOTAL MARKET VALUE		525,769	
SOH/AGL Deduction		178,669	
ASSESSED VALUE		347,100	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		291,378	
TOTAL JUST VALUE		525,769	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		531,688	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041558	Roof Replacement	30,850	03/19/2021
21492	POOL	155	02/06/2004
20913	SFR	556	07/24/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1473/1197	7/19/2022	LE U	I	14	
GRANTOR: HIGGINS EDWIN J (ENH)					
GRANTEE: TRUST AGREEMENT OF					
0934/2015	8/31/2001	WD Q	V	01	
GRANTOR: MARY LOU CALDWELL (CO					
GRANTEE: EDWIN & ANDRA HIGGI					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W25 S29 W34 S7 W17 D3 L3 L3 U3 W12 S38 E17 N14 E17 FOP= S7 E17 N7 W3 N5 W11 S5 W3\$ E3 N5 E11 S5 E24 FGR= S29 E26 N26 W22 N3 W4\$ E4 S3 E22 N16 FOP= N26 L7 D7 W13 S26 E9 N7 E11\$ W11 S7 W9 N26 E13 U7 R7 N17 L4 U4 \$.									