

LOT 18 FAIRFIELD WOODS S/D.
454-726, WD 890-2166, DC 1130-15

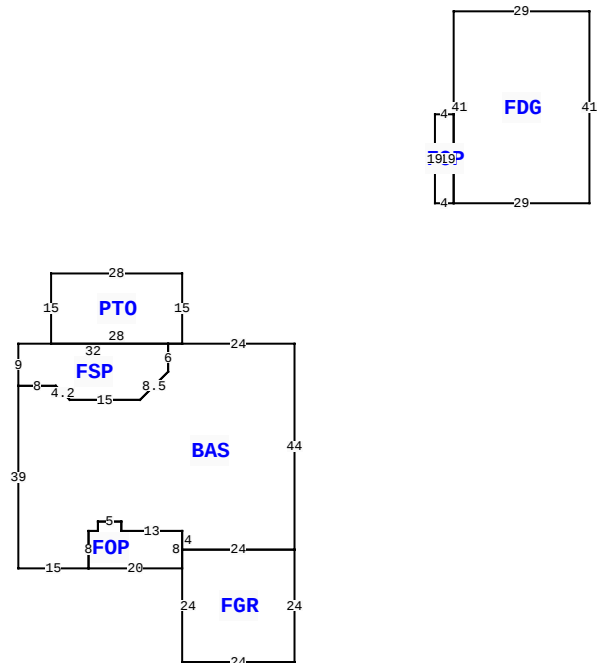
KLIPPEL HOWARD/KLIPPEL LEANNE VENETTA
260 NW LONA LOOP
LAKE CITY, FL 32024

2026

29-3S-16-02391-018

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 80
Interior Floo	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
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	2,229	100		2,229	227,611
FDG	1,189	60		713	72,807
FGR	576	55		317	32,370
FOP	76	30		23	2,348
FOP	170	30		51	5,208
FSP	338	40		135	13,786
PTO	420	5		21	2,145
TOTALS	4,998			3,490	356,274

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,489	119.9660	134.36	468,782	2001	2001	0	0	0 24.00	76.00	
1 SINGLE FAM 100% - 2011 Heated Area: 2229 HX Base Yr 2011												
												
260 NW LONA LOOP, LAKE CITY												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		356,274			
TOTAL MARKET OB/XF VALUE		987			
TOTAL LAND VALUE - MARKET		62,400			
TOTAL MARKET VALUE		419,661			
SOH/AGL Deduction		140,004			
ASSESSED VALUE		279,657			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		228,935			
TOTAL JUST VALUE		419,661			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		424,349			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054387	Right-of-Way Acce		11/03/2025
000052891	Roof Replacement	6,930	04/15/2025
000052855	Roof Replacement	18,395	04/08/2025
16747	SFR	355	03/15/2000
16748	GARAGE	195	03/15/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1548/1968	9/05/2025	WD	Q	I	01	500,000
GRANTOR: BOARTFIELD PAUL R						
GRANTEE: KLIPPEL HOWARD						
1185/0705	12/03/2009	WD	Q	I	01	240,300
GRANTOR: LITTLE						
GRANTEE: BOARTFIELD						

TOTALS		4,996		3,469		350,214		260 NW LONA LOOP, LAKE CITY					XF DATE		LAND DATE		
													INC DATE		AG DATE		
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	658.00	UT	1.50	1.50	100	2001	2001	3	100	987	

LAND DESCRIPTION										TOTAL OB/XF														987									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.12	AC		1.00	1.00	1.00	20,000.00	20,000.00	62,400																