LOT 16 BLOCK 2 HIGHLANDS S/D.
ORB 749-1013, 793-2169, 948-1886

BELL CHRIS DELYN
1378 NW LABONTE LN
LAKE CITY, FL 32055

2026

30-3S-17-05899-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

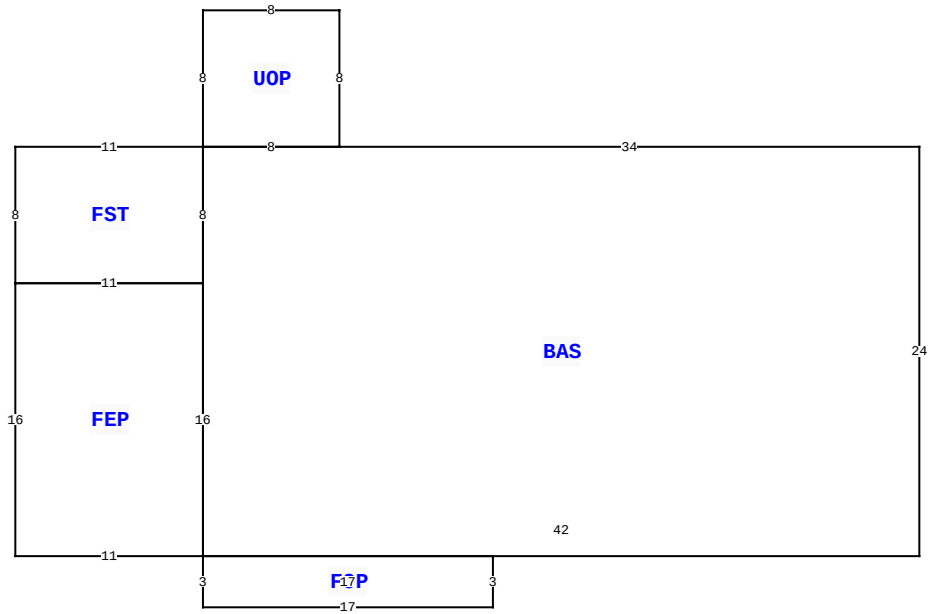
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	88,321
FEP	176	80		141	12,355
FOP	51	30		15	1,314
FST	88	55		48	4,206
UOP	64	20		13	1,139
TOTALS	1,387			1,225	107,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	120.3600	134.80	165,130	1968	1968	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1008 HX Base Yr 2006



1378 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		107,334
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		9,545
TOTAL MARKET VALUE		117,479
SOH/AGL Deduction		51,835
ASSESSED VALUE		65,644
TOTAL EXEMPTION VALUE	HX HB	40,644
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		117,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,479

SALE:1:1: LOT 16 BLK 2 HIGHLANDS S/D SEND INQUIRY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1171/1415	3/30/2009	QC	U	I	11	100
GRANTOR: KEVIN STEWART						
GRANTEE: CHRIS DELYN BELL						
1046/0610	5/06/2005	WD	Q	I		82,600
GRANTOR: DONALD & CAROLLEE KIM						
GRANTEE: CHRIS DELYN STEWART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N8 W8 S8 E8$ W8 FST= W11 S8 E11N8$ S8 FEP= W11 S16 E11 N16$ S16 FOP= S3E17 N3 W17$ E42 N24$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	50	
4	9910	RV SITE/RE	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 600

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		00	0.00	0.00	10,047.11	SF		1.00	1.00	1.00	0.95	0.95	9,545							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.23 Total Land Value: 9,545 Market: 0 Agricultural: 0 Common: 9,545 PRINTED 11/19/2025 BY SYS