

LOT 4 BLOCK 3 HIGHLANDS S/D.
344-613, LE 807-2249, DC 879-242

LADUKE SAVANNAH/LADUKE DANIEL
930 NW LOWLAND TERR
LAKE CITY, FL 32055

2026

30-3S-17-05907-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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	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	1,104	100		1,104	129,150
FCP	240	25		60	7,019
FOP	24	30		7	819
UST	96	45		43	5,030
TOTALS	1,464			1,214	142,018

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0258	PATIO	0	100	0	0	1.00	UT	0.00
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00

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		00	0.00	0.00	9,034.00

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100011,214130.5600146.23177,5231966200500020.0080.00

1 SINGLE FAM 100% - 2024Heated Area: 1104HX Base Yr 2024

128UST128

1220FCP20162446FOP4

BAS

46

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/27/2022MLU

TOTAL OB/XF														
3,100														

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		142,018	
TOTAL MARKET OB/XF VALUE		3,100	
TOTAL LAND VALUE - MARKET		9,034	
TOTAL MARKET VALUE		154,152	
SOH/AGL Deduction		51,233	
ASSESSED VALUE		102,919	
TOTAL EXEMPTION VALUE		HX HB VX55,722	
BASE TAXABLE VALUE		47,197	
TOTAL JUST VALUE		154,152	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		155,928	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046742	Roof Replacement	4,500	03/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1533/260	2/07/2025	WD	Q	I	01	230,000
GRANTOR: RIVERA ROBERTO						
GRANTEE: LADUKE SAVANNAH						
1501/829	10/20/2023	WD	Q	I	01	187,500
GRANTOR: TOWNSEND CUSTOM SERVI						
GRANTEE: RIVERA ROBERTO						

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

BUILDING DIMENSIONS									
BAS= W46 UST= W12 S8 E12 N8S\$8 FCP= W12 S20 E12 N20\$ S16 FOP= S4 E6 N4 W6\$ E46 N24\$.									