LOT 7 BLOCK 3 HIGHLANDS S/D.

896-2575, WD 996-1981, WD 1010-2

BUCHANAN ADAM J/BUCHANAN PATRICIA BERNHART
976 NW LOWLAND TER
LAKE CITY, FL 32055

2026

30-3S-17-05910-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

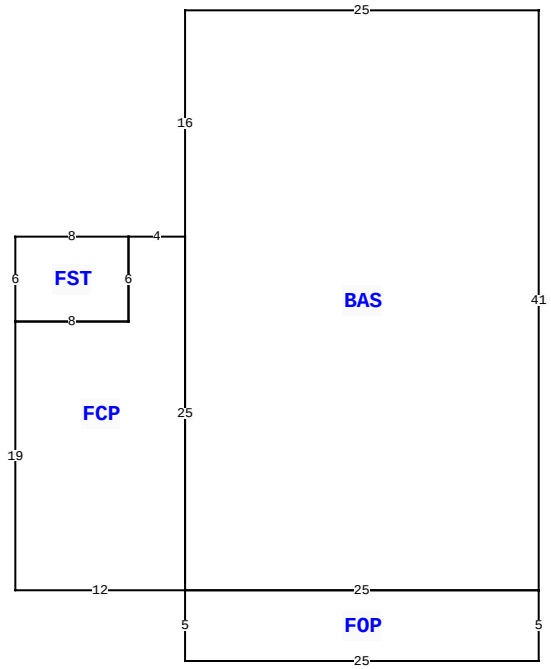
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,025	100		1,025	132,483
FCP	252	25		63	8,143
FOP	125	30		38	4,911
FST	48	55		26	3,361
TOTALS	1,450			1,152	148,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,152	146.0844	163.61	188,479	1967	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022



976 NW LOWLAND TER, 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		148,898
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		11,342
TOTAL MARKET VALUE		160,640
SOH/AGL Deduction		17,080
ASSESSED VALUE		143,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,838
TOTAL JUST VALUE		160,640
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1453/1721	11/30/2021	WD	Q	I	01	160,000
GRANTOR: DRACH MCKAYLAN						
GRANTEE: BUCHANAN ADAM J						
1430/2376	2/18/2021	WD	Q	I	01	119,900
GRANTOR: LYLE ANGELA						
GRANTEE: DRACH MCKAYLAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S16 FCP= W4 FST= W8S6 E8 N6$ S6 W8 S19 E12 N25$S25
FOP= S5 E25 N5 W25$ E25 N41$.

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	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	11,938.44	SF		1.00	1.00	1.00	0.95	0.95	11,342							

REVIEW DATE 12/15/2021 BY CP Total Acres: 0.27 Total Land Value: 11,342 Market: 0 Agricultural: 0 Common: 11,342 PRINTED 11/19/2025 BY SYS