NW DIV:LOT 1 BLOCK C NORTHSIDE
ESTATES S/D. ORB 352-521,
DC 1130-1847, (DC 1295-632;

TROWELL SANDRA C
880 NW SUNSHINE PL
LAKE CITY, FL 32055

2026

30-3S-17-11702-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

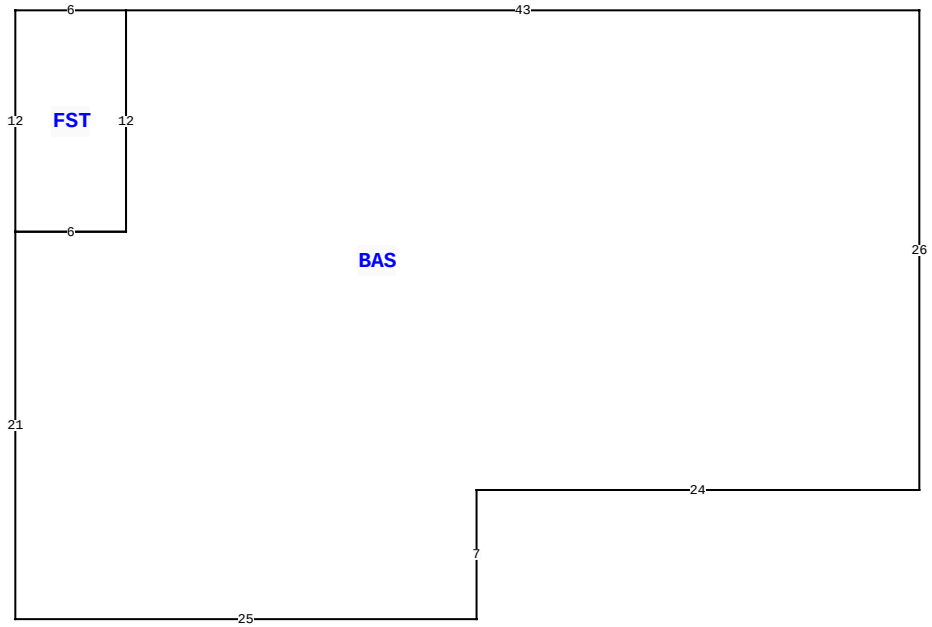
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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 07
NEIGHBORHOOD/LOC	30317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	101,280
FST	72	55		40	2,942
TOTALS	1,449			1,417	104,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	119.4000	133.73	189,495	1975	1975	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 1377 HX Base Yr



880 NW SUNSHINE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		104,222
TOTAL MARKET OB/XF VALUE		810
TOTAL LAND VALUE - MARKET		5,312
TOTAL MARKET VALUE		110,344
SOH/AGL Deduction		43,148
ASSESSED VALUE		67,196
TOTAL EXEMPTION VALUE	HX HB WX	47,196
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		110,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1295/0633	5/18/2015	LE	U	I	14	100

GRANTOR: SANDRA C TROWELL
GRANTEE: SANDRA C TROWELL (R

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W43 FST= W6 S12 E6 N12$S12 W6 S21 E25 N7 E24 N26$.

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	110	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 810

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			0.00	0.00	8,500.00	SF		1.00	1.00	1.25	0.50	0.63	5,312							

REVIEW DATE 11/05/2015 BY DF Total Acres: 0.20 Total Land Value: 5,312 Market: 0 Agricultural: 0 Common: 5,312 PRINTED 11/18/2025 BY SYS