LOT 4 BLOCK 4 HIGHLANDS S/D.
310-271, 629-287, 676-058, 745-7

WILLIAMS MICHAEL C/WILLIAMS RENE L
948 NW HIGHLANDS LP
LAKE CITY, FL 32055

2026

31-3S-17-05914-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

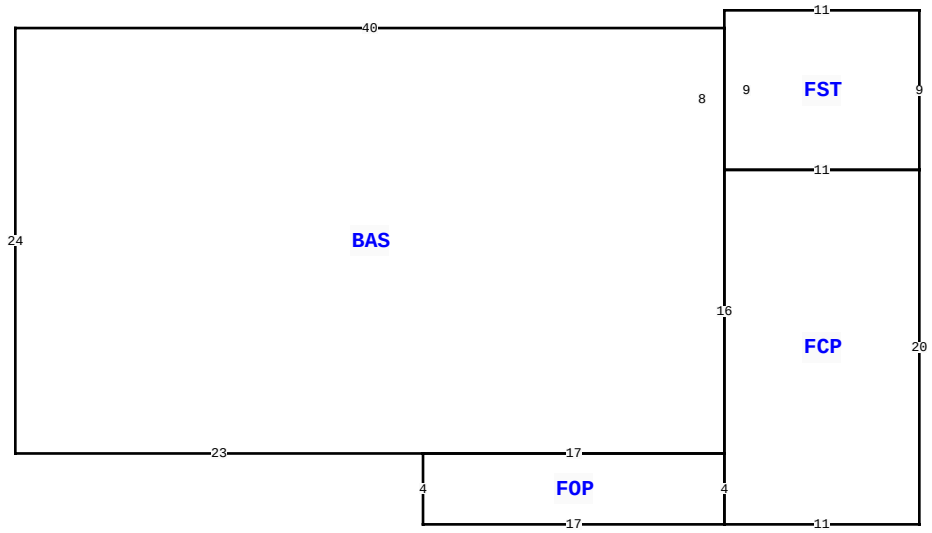
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	960	100		960	80,908
FCP	220	25		55	4,635
FOP	68	30		20	1,685
FST	99	55		54	4,551
TOTALS	1,347			1,089	91,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,089	115.7700	129.66	141,200	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 960 HX Base Yr 1998



948 NW HIGHLANDS LOOP, LAKE CITY

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

COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		91,780
TOTAL MARKET OB/XF VALUE		375
TOTAL LAND VALUE - MARKET		9,444
TOTAL MARKET VALUE		101,599
SOH/AGL Deduction		50,962
ASSESSED VALUE		50,637
TOTAL EXEMPTION VALUE	HX HB	25,637
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		101,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		101,599

SALE:2:1: INCLUDED ALL FURN AND HELD MORTGAGE

SALE:1:1: LOT 4 BLK 4 HIGHLANDS S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0845/2266	9/15/1997	WD	Q	I		43,000
GRANTOR: WOLFF						
GRANTEE: WILLIAMS						
0745/0748	4/16/1991	WD	Q	I	06	37,600
GRANTOR: ADAM HEUSER						
GRANTEE: TABOR WOLFF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E23 FOP= S4 E17N4 W17$ E17 FCP= S4 E11 N20 W11 S16$ N16 FST= E11 N9 W11 S9$ N8$.

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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	75	

LAND DESCRIPTION

TOTAL OB/XF 375

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		*RSF-2	0.00	0.00	9,941.05	SF		1.00	1.00	1.00	0.95	0.95	9,444							

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.23 Total Land Value: 9,444 Market: 0 Agricultural: 0 Common: 9,444 PRINTED 12/30/2025 BY SYS