LOT 7 BLOCK 4 HIGHLANDS S/D.

DC 1247-738, WD 1247-739, WD 134

GUYNN CODEY SCOTT/GUYNN RICHARD W
866 NW HIGHLANDS LP
LAKE CITY, FL 32055-2551

2026

31-3S-17-05917-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

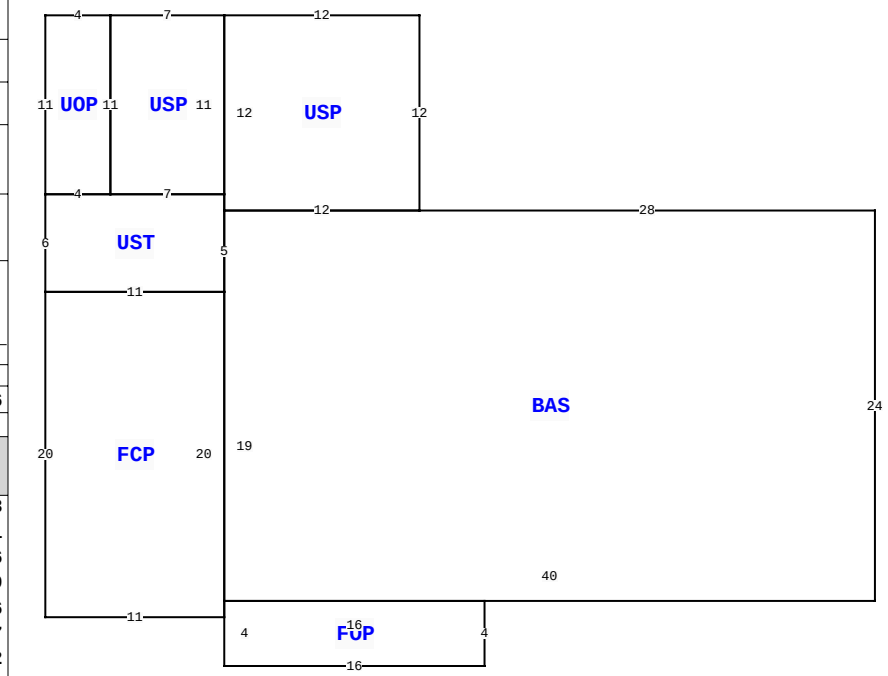
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	960	100		960	85,188
FCP	220	25		55	4,881
FOP	64	30		19	1,686
UOP	44	20		9	799
USP	77	35		27	2,396
USP	144	35		50	4,437
UST	66	45		30	2,662
TOTALS	1,575			1,150	102,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,150	121.8900	136.52	156,998	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 960 HX Base Yr 2018



866 NW HIGHLANDS LOOP, 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		102,049
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		9,334
TOTAL MARKET VALUE		112,683
SOH/AGL Deduction		46,937
ASSESSED VALUE		65,746
TOTAL EXEMPTION VALUE	HX HB	40,746
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		112,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		112,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/0337	11/15/2017	WD	U	I	11	100

GRANTOR: EDWYN GUYNN & RICHARD

GRANTEE: CODEY SCOTT GUYNN &

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 USP= N12 W12 S12 E12 $ W12 UST= N1 USP= N11 W7 S11 E7$ W7 UOP= N11 W4 S11E4$ W4 S6 E11 N5$ S5 FCP= W11 S20 E11 N20$ S19 FOP= S4 E16 N4 W16 $ E40 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	300	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,300

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	9,825.34	SF		1.00	1.00	1.00	0.95	0.95	9,334							

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.23 Total Land Value: 9,334 Market: 0 Agricultural: 0 Common: 9,334 PRINTED 11/19/2025 BY SYS