LOT 4 BLOCK 5 HIGHLANDS S/D.

553-631, 639-789, 756-1390, WD 1

THOMAS NAKITA L
887 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2026

31-3S-17-05924-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

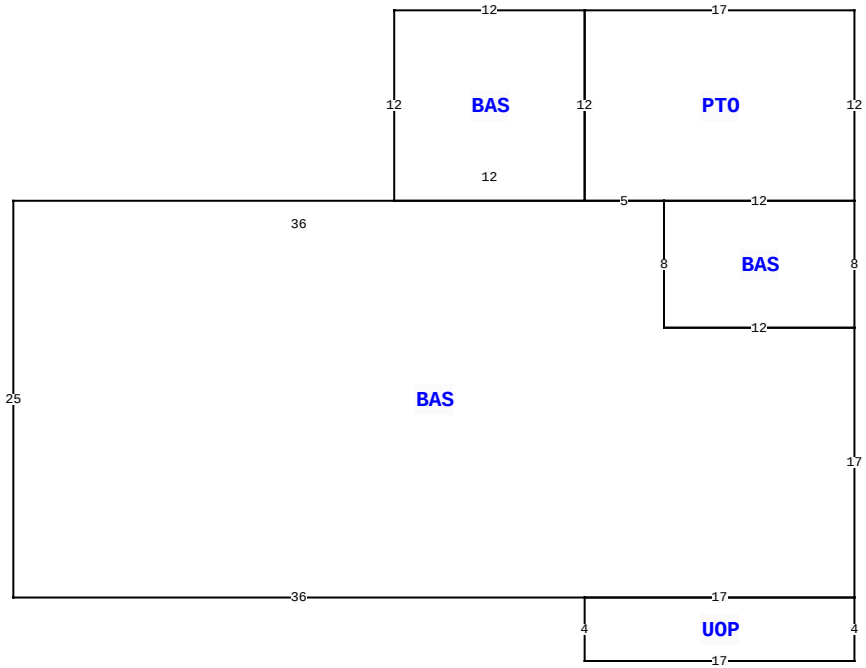
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	96	100		96	11,391
BAS	144	100		144	17,085
BAS	1,229	100		1,229	145,821
PTO	204	5		10	1,187
UOP	68	20		14	1,661
TOTALS	1,741			1,493	177,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	121.0740	135.60	202,451	1963	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2023 Heated Area: 1469 HX Base Yr 2023



983 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		177,145
TOTAL MARKET OB/XF VALUE		2,340
TOTAL LAND VALUE - MARKET		10,080
TOTAL MARKET VALUE		189,565
SOH/AGL Deduction		3,144
ASSESSED VALUE		186,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,699
TOTAL JUST VALUE		189,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,095

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/1920	2/16/2022	WD	Q	I	01	182,200
GRANTOR: SEC LLC						
GRANTEE: THOMAS NAKITA L						
1449/1617	10/07/2021	WD	Q	I	03	100,000
GRANTOR: GRIFFIN VICKIE MANSFI						
GRANTEE: SEC LLC						

BUILDING NOTES

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W5 W36 S25 E36 E17 N17 W12 N8 $
PTO=[ORIG=0,0] E12 N12 W17 S12 E5 $
BAS=[ORIG=-5,0] N12 W12 S12 E12 $
BAS=[ORIG=12,8] N8 W12 S8 E12 $
UOP=[ORIG=-5,25] S4 E17 N4 W17 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,340

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	10,610.74	SF		1.00	1.00	1.00	0.95	0.95	10,080							

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.24 Total Land Value: 10,080 Market: 0 Agricultural: 0 Common: 10,080 PRINTED 11/18/2025 BY SYS