LOT 7 BLOCK 5 HIGHLANDS S/D.
569-092, 601-364, 716-326, 719-0

NUAL-BASIL JUSTO/NUAL RAQUEL
943 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2026

31-3S-17-05927-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	05	ASPH TILE 30
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

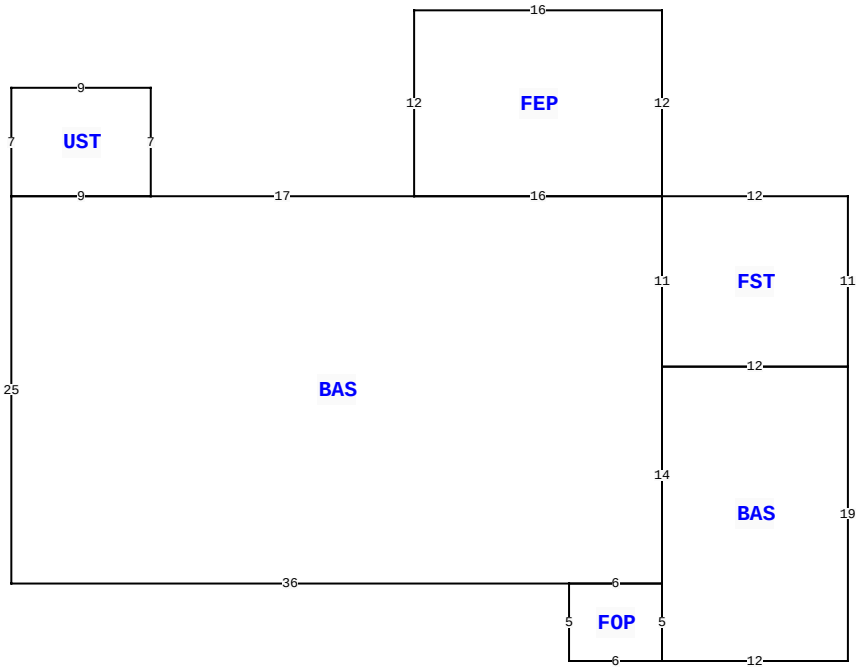
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30317.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	228	100		228	18,224
BAS	1,050	100		1,050	83,927
FEP	192	80		154	12,309
FOP	30	30		9	720
FST	132	55		73	5,835
UST	63	45		28	2,238
TOTALS	1,695			1,542	123,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,542	109.7910	122.97	189,620	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1278 HX Base Yr 2024



943 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		123,253
TOTAL MARKET OB/XF VALUE		1,388
TOTAL LAND VALUE - MARKET		9,927
TOTAL MARKET VALUE		134,568
SOH/AGL Deduction		113
ASSESSED VALUE		134,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		83,733
TOTAL JUST VALUE		134,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,568

SALE:4:1: CERTIFICATE OF TITLE
SALE:3:1: $.55 STAMP
SALE:2:1: LOT 7, BLK 5, HIGHLANDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047341	Roof Replacement	8,000	05/31/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1039/2483	3/02/2005	WD	Q	I		84,000
GRANTOR:PAMALA D CRAFT						
GRANTEE:JUSTO & RAQUEL NUAL						
0881/0040	5/24/1999	QC	Q	I	01	0
GRANTOR:D CRAFT						
GRANTEE:P CRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= N7 W9 S7 E9$ W9 S25 E36 FOP= S5 E6 N5 W6$ E6
BAS= S5 E12 N19 W12 S14$ N14 FST= E12 N11 W12 S11$ N11FEP=
N12 W16 S12 E16$ W16$.

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	300	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0251	LEAN TO W/	0	100	12	12	144.00	UT	2.00	2.00	100	1993	1993	3	100	288	

LAND DESCRIPTION

TOTAL OB/XF 1,388

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	10,449.93	SF		1.00	1.00	1.00	0.95	0.95	9,927							

REVIEW DATE 06/20/2023 BY jerry Total Acres: 0.24 Total Land Value: 9,927 Market: 0 Agricultural: 0 Common: 9,927 PRINTED 11/18/2025 BY SYS