LOT 13 BLOCK 5 HIGHLANDS S/D.

854-1241,1243, WD 1072-2790, WD

WILLIAMS BRENT/WILLIAMS AIMEE
126 SW STAFFORD CT
LAKE CITY, FL 32024

2026

31-3S-17-05933-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

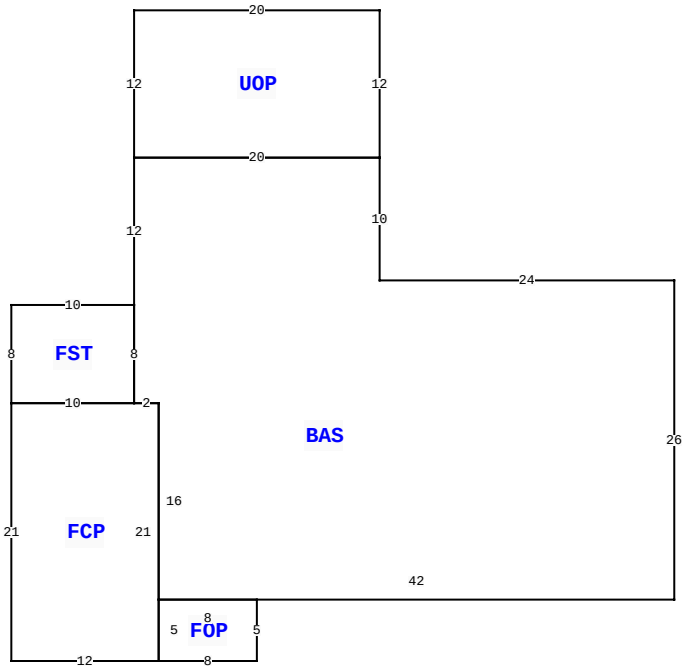
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,312	100		1,312	94,891
FCP	252	25		63	4,557
FOP	40	30		12	868
FST	80	55		44	3,182
UOP	240	20		48	3,472
TOTALS	1,924			1,479	106,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,479	99.3465	111.27	164,568	1964	1964	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1312 HX Base Yr



873 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	106,969
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	9,373
TOTAL MARKET VALUE	116,692
SOH/AGL Deduction	0
ASSESSED VALUE	116,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,692
TOTAL JUST VALUE	116,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,692

SALE:1:1: .70 DOC STAMPS (CORRECTIVE DEED)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/0401	7/21/2017	WD	Q	I	01	56,500
GRANTOR: JANICE M KEATON						
GRANTEE: BRENT & AIMEE WILLI						
1072/2790	1/31/2006	WD	Q	I		85,000
GRANTOR: JOSEPH C & CAROLYN LO						
GRANTEE: JANICE M KEATON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 N10 UOP= N12 W20 S12 E20$ W20 S12 FST= W10 S8 E10 N8$ S8 FCP= W10 S21 E12 N21 W2$ E2S16 FOP= S5 E8 N5 W8$ E42 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0		*RSF-2	0.00	0.00	9,866.50	SF		1.00	1.00	1.00	0.95	0.95	9,373							

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.23 Total Land Value: 9,373 Market: 0 Agricultural: 0 Common: 9,373 PRINTED 10/02/2025 BY SYS