LOT 4 BLOCK 1 HIGHLAND ESTATES S
ORB 766-1028, 766-1029, 772-091,

SAWYER RICHARD C/SAWYER ANNE M
720 SE DEFENDER DR
LAKE CITY, FL 32025-6366

2026

33-3S-17-06504-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

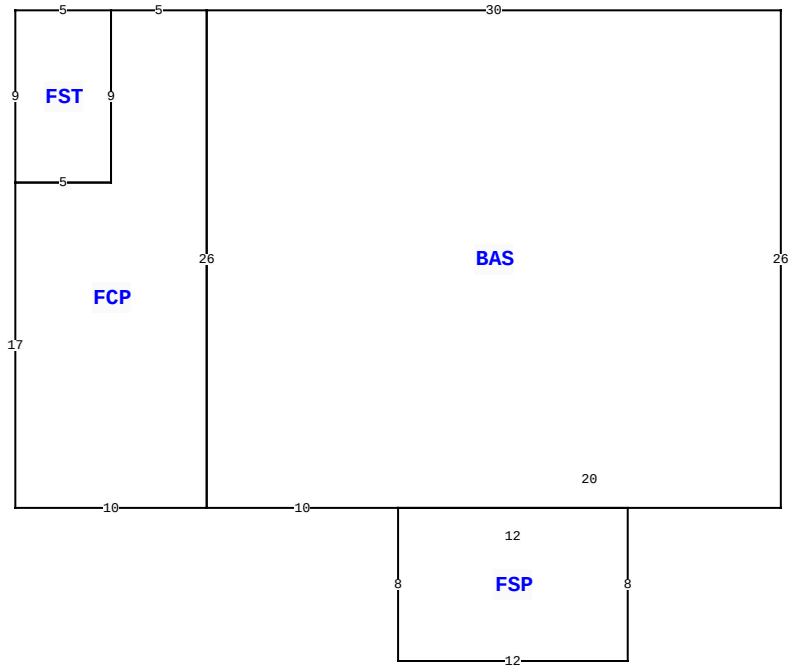
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	66,732
FCP	215	25		54	4,620
FSP	96	40		38	3,251
FST	45	55		25	2,139
TOTALS	1,136			897	76,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	897	117.5200	131.62	118,063	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 780 HX Base Yr



171 NE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	76,741
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	85,341
SOH/AGL Deduction	0
ASSESSED VALUE	85,341
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,341
TOTAL JUST VALUE	85,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,341

SALE:1:1: LOT 4 BLK 1 HIGHLAND ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1082/0778	5/01/2006	WD	Q	I		61,500
GRANTOR: WARREN SHELHAMER						
GRANTEE: RICHARD C & ANNE M						
0772/0091	3/05/1992	WD	Q	I		20,000
GRANTOR: MOSELEY ESTATE						
GRANTEE: WARREN SHELHAMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 FCP= W5 FST= W5 S9 E5 N9$ S9 W5 S17 E10 N26$ S26 E10
FSP= S8 E12 N8 W12$ E20 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0060	CARPORT F	0	0	12	20	240.00	UT	5.00	5.00	75	2004	2004	3	75	900	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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/MH	75.00	130.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.22 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/19/2025 BY SYS