LOTS 3 & 4 BLOCK 5 HIGHLAND ESTA
769-1010, 777-602, WD 1268-1102,

HORTON WILLIAM LARRY/HORTON KAREN L
356 SW KOONVILLE AVE
LAKE CITY, FL 32024

2026

33-3S-17-06526-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

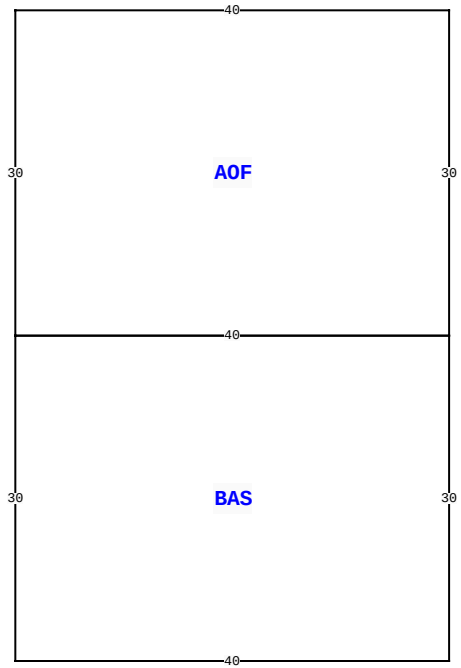
ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	01	01
DOR CODE	2700	VEH SALE/REPAIR
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
AOF	1,200	110		1,320	4,383
BAS	1,200	100		1,200	3,984
TOTALS	2,400			2,520	8,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	2,520	23.7120	6.64	16,733	1960	1960	0	0	0	50.00	50.00

1 BARNS 0% - 0 Heated Area: 2400 HX Base Yr



1710 E DUVAL ST, 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	29,673
TOTAL MARKET OB/XF VALUE	3,413
TOTAL LAND VALUE - MARKET	36,542
TOTAL MARKET VALUE	69,628
SOH/AGL Deduction	0
ASSESSED VALUE	69,628
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,628
TOTAL JUST VALUE	69,628
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,628

PRMT:2:1: RECONNECTION ON BLDG B

SALE:1:1: LOTS 3 & 4 BLK 5 HIGHLAND ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7396	RECONNECT	0	07/22/1993
7397	RECONNECT	0	07/22/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1268/1102	1/17/2014	WD	U	I	37	40,000
GRANTOR: RALPH A & MARTHA C MI						
GRANTEE: WILLIAM LARRY & KAR						
0777/0602	6/15/1993	PR	Q	I		42,500
GRANTOR: FRED A LINDBOE EST						
GRANTEE: RALPH MIXON						

BUILDING NOTES

BUILDING DIMENSIONS

AOF= W40 S30 BAS= S30 E40 N30 W40$ E40 N30$.

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	1,880.00	UT	1.50	1.50	25	0	0	3	25	705	
2	0252	LEAN-TO W/	0	0	11	36	396.00	UT	2.00	2.00	50	2008	2008	3	50	396	
3	0252	LEAN-TO W/	0	0	12	30	360.00	UT	2.00	2.00	50	2008	2008	3	50	360	
4	0252	LEAN-TO W/	0	0	24	46	1,104.00	UT	2.00	2.00	25	2008	2008	3	25	552	
5	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,400	

LAND DESCRIPTION

TOTAL OB/XF 3,413

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	2700	C	AUTO SALES	0		CI	135.00	120.00	16,241.00	SF		1.00	1.00	1.00	2.25	2.25	36,542							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.37 Total Land Value: 36,542 Market: 0 Agricultural: 0 Common: 36,542 PRINTED 11/19/2025 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02

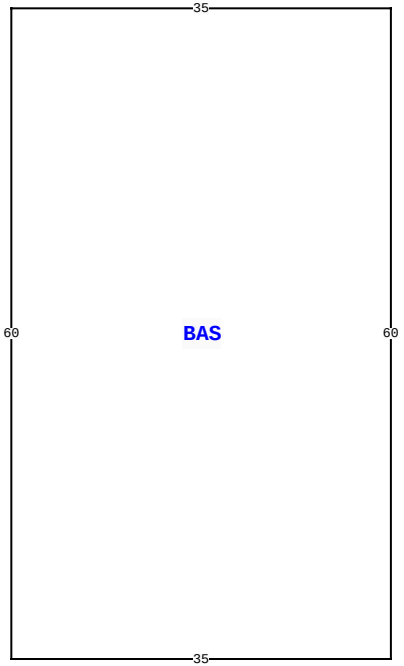
DOR CODE	2700	VEH SALE/REPAIR	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.090	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,100	100		2,100	21,307
TOTALS	2,100			2,100	21,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8701	04	2,100	48.3107	16.91	35,511	1973	1973	0	0	0	40.00	60.00

2 PREF M B S 0% - 0 Heated Area: 2100 HX Base Yr



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GRANTEE: RALPH MIXON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S60 E35 N60$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.37 Total Land Value: 36,542 Market: 0 Agricultural: 0 Common: 36,542 PRINTED 11/19/2025 BY SYS