NW DIV: COMM SW COR OF LOT 5 BLK
THOMPSON S/D, E 186.14 FT FOR PO
70.25 FT TO C/L OF DYSON AVE (NO

GREEN WHITNEY
863 NW EARLY ST
LAKE CITY, FL 32055

2027

00-00-00-11695-074

BUILDING CHARACTERISTICS

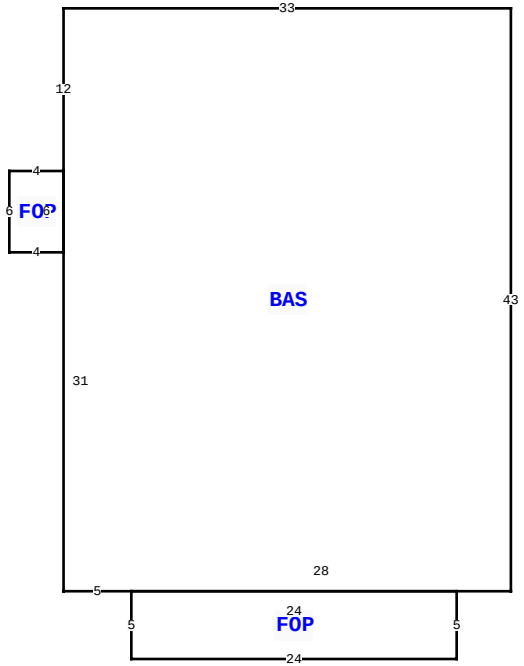
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100		1,419	154,858
FOP	24	30		7	764
FOP	120	30		36	3,928
TOTALS	1,563			1,462	159,550

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,462	111.4740	122.62	179,270	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2025 Heated Area: 1419 HX Base Yr 2025



863 NW EARLY ST, LAKE CITY

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

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	222.00	UT	2.00	2.00	100	2014	2014	3	100	444	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		159,550
TOTAL MARKET OB/XF VALUE		444
TOTAL LAND VALUE - MARKET		4,560
TOTAL MARKET VALUE		164,554
SOH/AGL Deduction		0
ASSESSED VALUE		164,554
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		113,143
TOTAL JUST VALUE		164,554
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1435	4/02/2024	WD	U	I	17	180,000
GRANTOR: HABITAT OF HUMANITY O						
GRANTEE: GREEN WHITNEY						
1461/1301	2/10/2022	WD	U	I	17	140,000
GRANTOR: NEWKIRK BRANDY NICOLE						
GRANTEE: HABITAT OF HUMANITY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S12 FOP= W4 S6 E4 N6$ S31 E5 FOP= S5 E24 N5 W24$ E28 N43$.

LAND DESCRIPTION

TOTAL OB/XF 444

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	3,800.00	4,560.00	4,560							

REVIEW DATE 04/08/2024 BY TP Total Acres: 0.45 Total Land Value: 4,560 Market: 0 Agricultural: 0 Common: 4,560 PRINTED 11/17/2026 BY SYS