E DIV: LOT 3 BLOCK 1 THOMAS PARK
846-1176, 917-765, CT 1014-1277,

HIGGINS MILTON
998 NE LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-12866-000

BUILDING CHARACTERISTICS

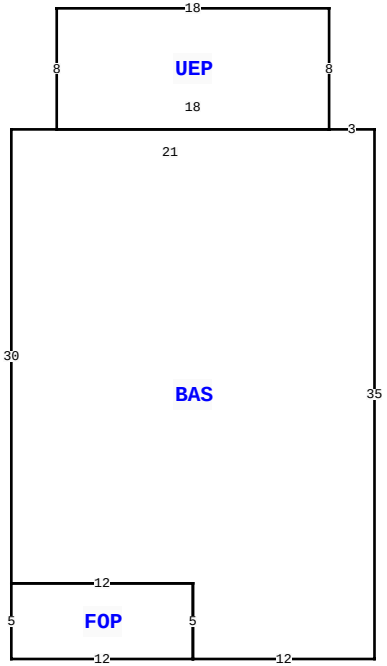
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	16,062
FOP	60	30		18	371
UEP	144	60		86	1,771
TOTALS	984			884	18,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	884	74.8800	82.37	72,815	1945	1945	10	0	30	35.00	25.00

1 SINGLE FAM 100% - 2026 Heated Area: 780 HX Base Yr 2026



998 NE LAKE DR, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	18,204
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	3,900
TOTAL MARKET VALUE	22,154
SOH/AGL Deduction	0
ASSESSED VALUE	22,154
TOTAL EXEMPTION VALUE	HX HB 22,154
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	22,154
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/530	4/21/2025	LE	U	I	14	100
GRANTOR: HIGGINS MILTON						
GRANTEE: HIGGINS MILTON (ENH						
1529/2143	12/01/2024	WD	Q	I	01	25,000
GRANTOR: WHITE SPRINGS LAND &						
GRANTEE: HIGGINS MILTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UEP= N8 W18 S8 E18$ W21 S30 FOP= S5 E12 N5 W12$ E12 S5 E12 N35$.

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	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	-352.00	100.00	5,200.00	SF		1.00	1.00	1.00	0.75	0.75	3,900							

REVIEW DATE 01/27/2025 BY ME Total Acres: 0.12 Total Land Value: 3,900 Market: 0 Agricultural: 0 Common: 3,900 PRINTED 11/17/2026 BY SYS