S DIV: LOTS 7, 8 & 9 BLOCK C CAS
PB 791-2521, 813-1417, LE 1527-2

NORRIS CHARLES H/NORRIS JULIA A
1260 SW CASTLE HEIGHTS TER
LAKE CITY, FL 32025

2027

00-00-00-14295-000

BUILDING CHARACTERISTICS

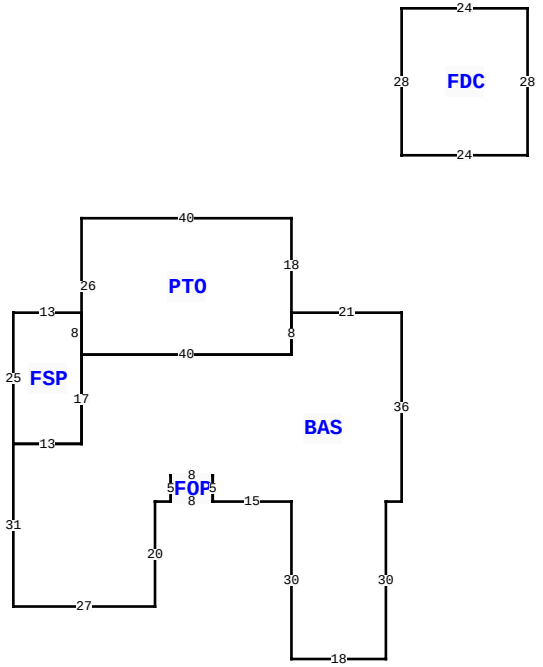
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	03	PLASTER 30
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,059	100		3,059	204,303
FDC	672	35		235	15,695
FOP	40	30		12	801
FSP	325	40		130	8,683
PTO	1,040	5		52	3,473
TOTALS	5,136			3,488	232,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,488	93.4110	102.75	358,392	1955	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 3059 HX Base Yr 1996



1260 SW CASTLE HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0280	POOL R/CON	0	100	17	32	544.00	UT	70.00	70.00	100	1998	1998	3	40	15,232	
3	0166	CONC,PAVMT	0	100	0	0	752.00	UT	1.50	1.50	100	1998	1998	3	100	1,128	
4	0294	SHED WOOD/	0	100	12	20	240.00	UT	5.00	5.00	100	1998	1998	3	100	1,200	
5	0261	PRCH, UOP	0	100	8	20	160.00	UT	2.50	2.50	100	1998	1998	3	100	400	
6	0166	CONC,PAVMT	0	100	15	20	300.00	UT	1.60	1.60	100	1998	1998	3	100	480	
7	0169	FENCE/WOOD	0	100	18	8	144.00	UT	3.50	3.50	100	1998	1998	3	100	504	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		232,955
TOTAL MARKET OB/XF VALUE		21,644
TOTAL LAND VALUE - MARKET		27,108
TOTAL MARKET VALUE		281,707
SOH/AGL Deduction		108,925
ASSESSED VALUE		172,782
TOTAL EXEMPTION VALUE	HX HB 13	172,782
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		281,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,947

SALE:1:1: LOTS 7,8 & 9 BLK C CASTLE HILLS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1417	ADDN SFR	37	12/02/1998
1373	POOL	50	09/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2057	11/18/2024	LE	U	I	14	100
GRANTOR: NORRIS CHARLES H JR						
GRANTEE: NORRIS CHARLES H JR						
0813/1417	11/15/1995	WD	Q	I		99,000
GRANTOR: HEIRS OF ETTA MAE BRO						
GRANTEE: CHARLES H & JULIA N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 PTO= N18 W40 S26 E40 N8$ S8 W40 FSP= N8 W13S25 E13 N17$ S17 W13 S31 E27 N20 E3 FOP= E8 N5 W8 S5 $ N5 E8 S5 E15 S30 E18 N30 E3 N36$ PTR= N30 FDC= E24 N28 W24 S28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 21,644

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-2	151.00	180.00	27,108.00	SF		1.00	1.00	1.00	1.00	1.00	27,108							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.62 Total Land Value: 27,108 Market: 0 Agricultural: 0 Common: 27,108 PRINTED 11/17/2026 BY SYS