S DIV: LOTS 10, 11 & 12 BLOCK C
S/D.

FARMAN LOU C
1290 SW CASTLE HEIGHTS TER
LAKE CITY, FL 32025

2027

00-00-00-14296-000

BUILDING CHARACTERISTICS

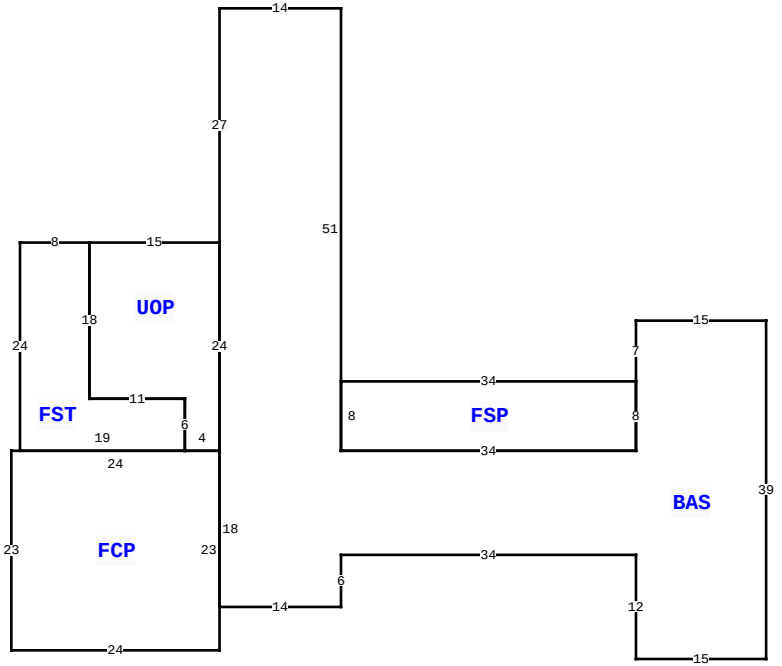
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	1,959	100		1,959	149,071
FCP	552	25		138	10,501
FSP	272	40		109	8,295
FST	258	55		142	10,806
UOP	294	20		59	4,490
TOTALS	3,335			2,407	183,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,407	106.4250	117.07	281,787	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1959 HX Base Yr 2024



1290 SW CASTLE HEIGHTS TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	100	24	50	1.00	UT	0.00	0.00	100	0	0	3	100	840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		183,162
TOTAL MARKET OB/XF VALUE		840
TOTAL LAND VALUE - MARKET		24,096
TOTAL MARKET VALUE		208,098
SOH/AGL Deduction		68,560
ASSESSED VALUE		139,538
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		38,127
TOTAL JUST VALUE		208,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,430

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045049	Solar Power Syste	36,181	07/27/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1551	5/12/2022	LE	U	I	14	100
GRANTOR: FARMAN LOU C						
GRANTEE: FARMAN LOU C (LIFE						
1466/1546	5/12/2022	QC	U	I	11	100
GRANTOR: MAAS CHRIS						
GRANTEE: FARMAN LOU C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S27 UOP= W15 FST= W8 S24 E19 N6 W11 N18$ S18 E11 S6 E4 N24$ S24 FCP= W24 S23 E24 N23$ S18 E14 N6 E34 S12 E15 N39 W15 S7 FSP= W34 S8 E34 N8$ S8 W34 N51$.

LAND DESCRIPTION

TOTAL OB/XF 840

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	160.00	24,096.00	SF		1.00	1.00	1.00	1.00	1.00	24,096							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.55 Total Land Value: 24,096 Market: 0 Agricultural: 0 Common: 24,096 PRINTED 11/17/2026 BY SYS