S DIV: LOTS 16 & 17 BLOCK C
CASTLE HILLS S/D. ORB 647-724
WD 1031-2397.

MACDONALD GORDON G/MACDONALD M ANGELA
1342 SW CASTLE HEIGHTS TERR
LAKE CITY, FL 32025

2027

00-00-00-14297-002

BUILDING CHARACTERISTICS

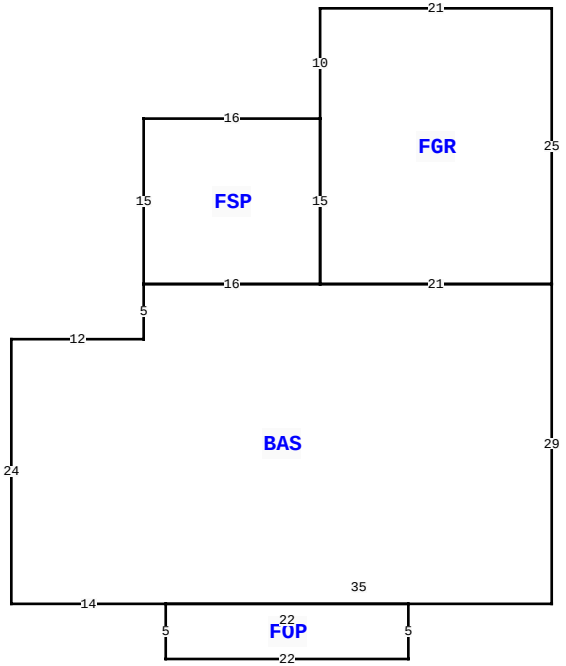
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,361	100		1,361	164,163
FGR	525	55		289	34,859
FOP	110	30		33	3,980
FSP	240	40		96	11,579
TOTALS	2,236			1,779	214,582

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,779	140.5800	154.64	275,105	1988	2003	0	0	0	22.00	78.00

1 SINGLE FAM 100% - 2005 Heated Area: 1361 HX Base Yr 2005



1342 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	1,440	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		214,582
TOTAL MARKET OB/XF VALUE		1,840
TOTAL LAND VALUE - MARKET		16,291
TOTAL MARKET VALUE		232,713
SOH/AGL Deduction		68,611
ASSESSED VALUE		164,102
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		112,691
TOTAL JUST VALUE		232,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1031/2397	11/23/2004	WD	Q	I		145,000
GRANTOR: KISSANE						
GRANTEE: MACDONALD						
0647/0724	3/25/1988	WD	Q	V		12,000
GRANTOR: OTEIZA JORGE A &						
GRANTEE: KISSANE LAWRENCE &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W21 S10 FSP= W16 S15 E16 N15$ S15 BAS= W16 S5 W12 S24 E14 FOP= S5 E22 N5 W22$ E35 N29 W21$E21 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,840

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-	280.00	130.00	10,426.00	SF		1.00	1.00	1.25	1.25	1.56	16,291							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.24 Total Land Value: 16,291 Market: 0 Agricultural: 0 Common: 16,291 PRINTED 11/17/2026 BY SYS