COMM AT NE COR OF NW1/4 OF SEC R
S 288.13 FT. FOR POB, CONT S 369
665.13 FT TO NE R/W OF LOWER SPR

LAND JUSTIN TROY
787 NW LOWER SPRINGS RD
LAKE CITY, FL 32055-8994

2027

01-3S-15-00127-009

BUILDING CHARACTERISTICS

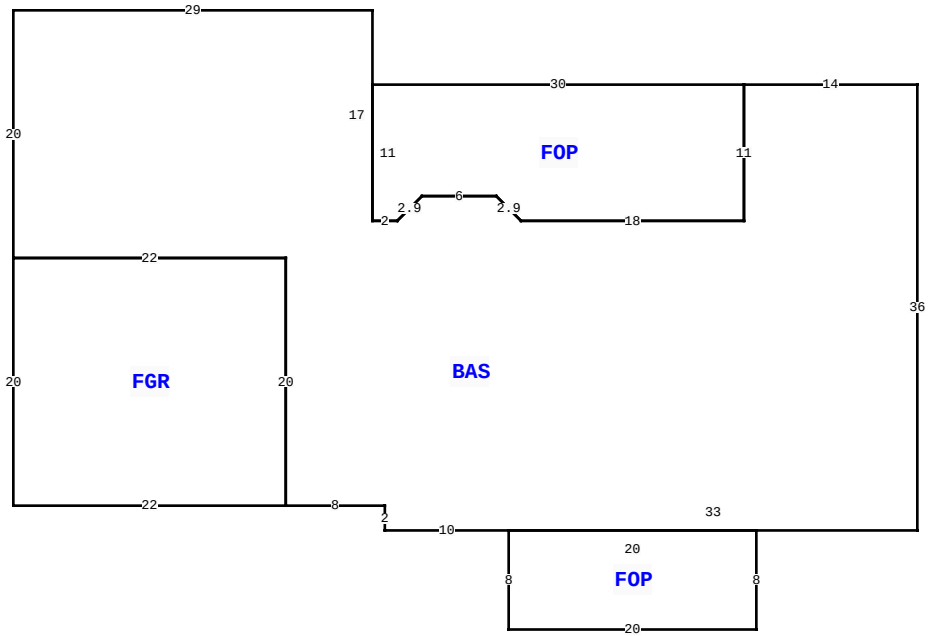
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	232,568
FGR	440	55		242	28,310
FOP	160	30		48	5,615
FOP	314	30		94	10,997
TOTALS	2,902			2,372	277,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,372	123.6653	136.03	322,663	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2012 Heated Area: 1988 HX Base Yr 2012



787 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,490
TOTAL MARKET OB/XF VALUE		3,928
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		293,438
SOH/AGL Deduction		88,490
ASSESSED VALUE		204,948
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,537
TOTAL JUST VALUE		376,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		381,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28976	SFR	813	11/03/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/1620	9/01/2010	WD	U	V	16	100
GRANTOR: JUSTIN TROY LAND						
GRANTEE: JUSTIN TROY LAND						
1200/1618	9/01/2010	WD	U	V	16	100
GRANTOR: AMY R SAULSBY						
GRANTEE: JUSTIN TROY LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W30 S11 E2 R2 U2 E6 D2 R2 E18 N11$ S11 W18 U2 L2 W6 D2 L2 W2 N17 W29 S20 FGR= S20 E22 N20 W22$ E22 S20 E8 S2 E10 FOP= S8 E20 N8 W20$ E33 N36 $.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,364.00	UT	2.00	2.00	100	2011	2011	3	100	2,728	

LAND DESCRIPTION

TOTAL OB/XF 3,928

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

REVIEW DATE 01/11/2023 BY JD Total Acres: 10.00 Total Land Value: 12,020 Market: 85,500 Agricultural: 2,520 Common: 9,500 PRINTED 11/17/2026 BY SYS