LOT 5 MAY-FAIR S/D UNIT 3.

WD 1086-53, WD 1250-1583, WD 127

HIGGINS DONALD M/HIGGINS DENISE D
3389 196TH TER
WELLBORN, FL 32094

2027

11-4S-16-02911-305

BUILDING CHARACTERISTICS

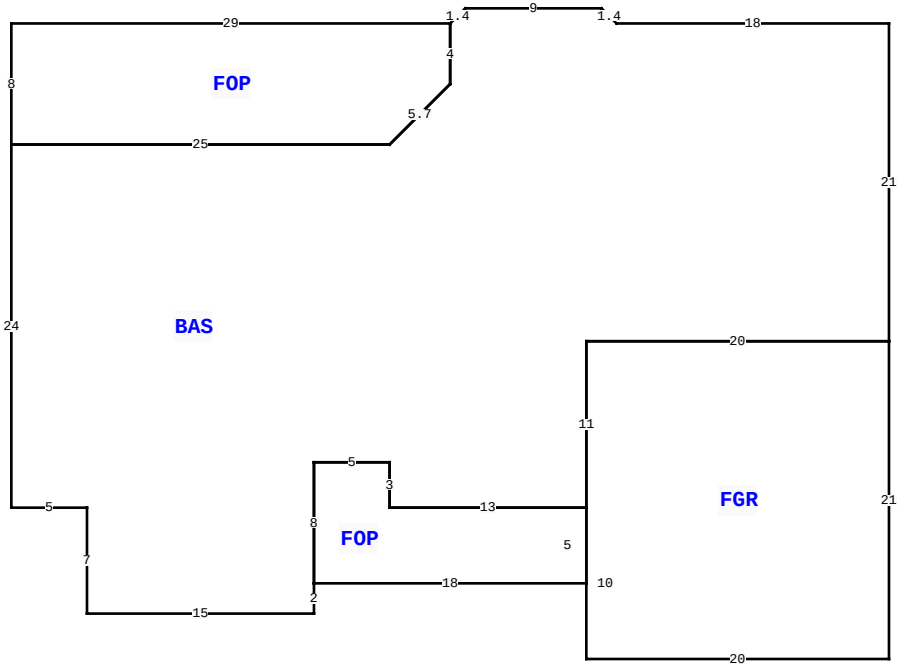
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	174,583
FGR	420	55		231	26,673
FOP	105	30		32	3,695
FOP	224	30		67	7,736
TOTALS	2,261			1,842	212,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,842	119.2800	131.21	241,689	2013	2013	0	0	0	12.00	88.00

1 SINGLE FAM 100% - 2026 Heated Area: 1512 HX Base Yr 2019



189 SW VANN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1,352.00	UT	2.00	2.00	100	2013	2013	3	100	2,704	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	212,686
TOTAL MARKET OB/XF VALUE	16,504
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	264,190
SOH/AGL Deduction	0
ASSESSED VALUE	264,190
TOTAL EXEMPTION VALUE	HX HB 98 264,190
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	264,190
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	268,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30893	SFR	687	04/02/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2356	8/05/2026	WD	Q	I	01	337,900
GRANTOR: ROBINSON CAROLYN P						
GRANTEE: HIGGINS DONALD M						
1542/1106	6/12/2025	LE	U	I	14	100
GRANTOR: ROBINSON DARREL L						
GRANTEE: ROBINSON MARK STEVE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 L1 U1 W9 D1 L1 FOP= W29 S8 E25 R4 U4 N4$ S4 D4 L4 W25 S24 E5 S7 E15 N2 FOP= E18 N5 W13 N3 W5 S8 $ N8 E5 S3 E13 FGR= S10 E20 N21 W20 S11$ N11 E20 N21$.

LAND DESCRIPTION

TOTAL OB/XF 16,504

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS