LOT 16 SUWANNEE HIGHLANDS S/D.
462-771, DC 1500-1225, WD 1507-2

SLATER MONJA
283 NW LANDRESS TER
LAKE CITY, FL 32055

2027

16-2S-16-01631-016

BUILDING CHARACTERISTICS

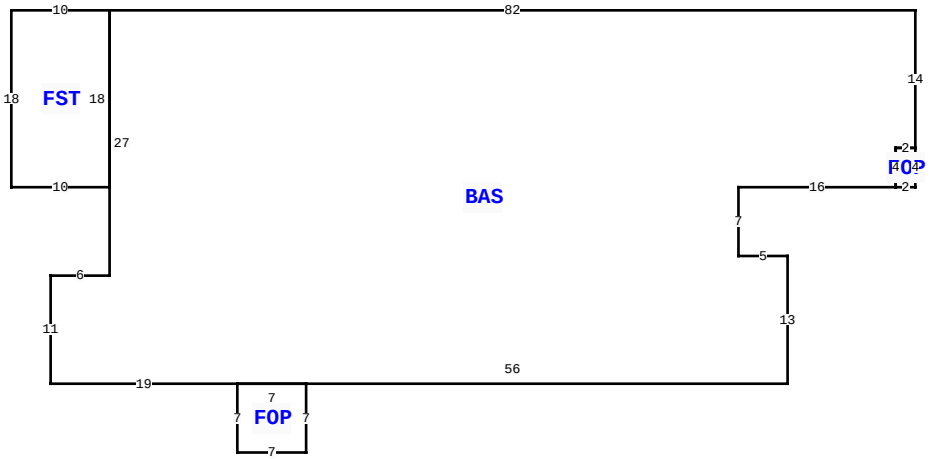
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	16216.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,879	100		2,879	180,211
FOP	8	30		2	125
FOP	49	30		15	939
FST	180	55		99	6,197
TOTALS	3,116			2,995	187,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,995	87.5425	96.30	288,418	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2879 HX Base Yr



283 NW LANDRESS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
3	0060	CARPORT F	0	0	20	20	400.00	UT	5.00	5.00	60	1993	1993	3	60	1,200	
4	0120	CLFENCE 4	0	0	0	0	480.00	UT	4.50	4.50	70	1993	1993	3	70	1,512	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,900	
6	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	25	2008	2008	3	25	300	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	187,472
TOTAL MARKET OB/XF VALUE	8,012
TOTAL LAND VALUE - MARKET	24,700
TOTAL MARKET VALUE	220,184
SOH/AGL Deduction	0
ASSESSED VALUE	220,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,184
TOTAL JUST VALUE	220,184
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/1543	3/28/2025	WD	Q	I	05	245,000
GRANTOR: WARNER JOYCE						
GRANTEE: SLATER MONJA						
1507/2247	2/05/2024	WD	U	I	11	100
GRANTOR: WARNER JOYCE B						
GRANTEE: WARNER JOYCE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W82 FST= W10 S18 E10 N18$ S27 W6 S11 E19 FOP= S7 E7 N7 W7$ E56 N13 W5 N7 E16 FOP= E2 N4 W2 S4$ N4 E2 N14$.

LAND DESCRIPTION

TOTAL OB/XF 8,012

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	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.90	13,000.00	24,700.00	24,700							

REVIEW DATE 07/10/2025 BY TP Total Acres: 2.83 Total Land Value: 24,700 Market: 0 Agricultural: 0 Common: 24,700 PRINTED 11/16/2026 BY SYS