LOTS 44 & 45 SPRING HOLLOW S/D.
409-611, 780-1069, WD 1209-23, W

REED ROBYN IIESHA/FORNEY DOROTHY JEANNE
143 NW PERKINS PL
LAKE CITY, FL 32055

2027

24-3S-16-02273-037

BUILDING CHARACTERISTICS

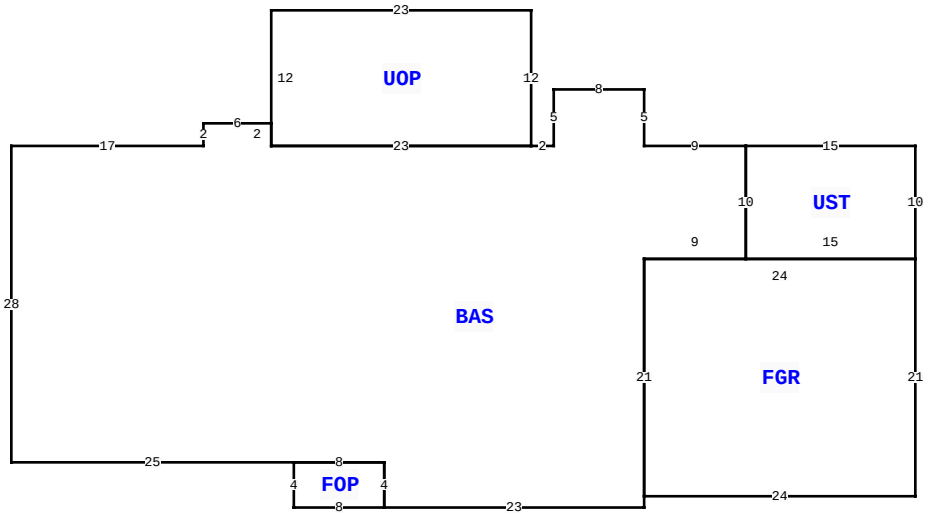
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC		24316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,802	100		1,802	185,087
FGR	504	55		277	28,451
FOP	32	30		10	1,027
UOP	276	20		55	5,649
UST	150	45		68	6,985
TOTALS	2,764			2,212	227,199

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,212	116.7201	128.39	283,999	1979	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2024 Heated Area: 1802 HX Base Yr 2024



143 NW PERKINS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,199
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	48,000
TOTAL MARKET VALUE	277,149
SOH/AGL Deduction	27,139
ASSESSED VALUE	250,010
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	198,599
TOTAL JUST VALUE	277,149
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	281,290

LAND:1:1: 1.0 AC.

SALE:1:1: LOTS 44 & 45 SPRINGHOLLOW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1503/2451	11/29/2023	WD	Q	I	01	323,000
GRANTOR: FAIRLEY JOSEPH GUY JR						
GRANTEE: REED ROBYN IIESHA						
1344/2059	9/19/2017	WD	Q	I	01	75,000
GRANTOR: LINDA M LEWANDOWSKI						
GRANTEE: JOSEPH GUY JR & HEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W9 N5 W8 S5 W2 W23 N2 W6 S2 W17 S28 E25 E8 S4 E23 N1 N21 E9 N10 $
FGR=[ORIG=-9,31] E24 N21 W24 S21 $
UOP=[ORIG=-19,0] N12 W23 S12 E23 $
UST=[ORIG=0,10] E15 N10 W15 S10 $
FOP=[ORIG=-40,28] S4 E8 N4 W8 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	2.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	48,000							

REVIEW DATE 12/12/2023 BY TP Total Acres: 0.95 Total Land Value: 48,000 Market: 0 Agricultural: 0 Common: 48,000 PRINTED 11/17/2026 BY SYS