BEG 375.75 FT W OF NE COR OF NW1
FOR POB, RUN W 230.6 FT, S 663.9
US-90, E 33 FT N TO A PT 330 FT

LAND R E/LAND FRANKIE
183 NW LANDSEND CT
LAKE CITY, FL 32055

2027

26-3S-15-00229-006

BUILDING CHARACTERISTICS

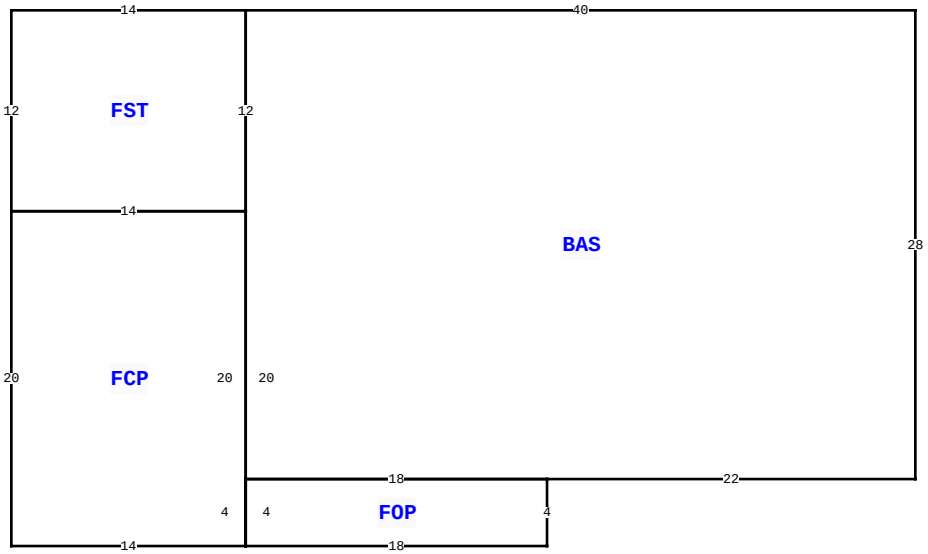
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	95,135
FCP	280	25		70	5,946
FOP	72	30		22	1,869
FST	168	55		92	7,815
TOTALS	1,640			1,304	110,765

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,304	118.8000	130.68	170,407	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1120 HX Base Yr



183 NW LANDSEND CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1977	1977	3	100	1,200	
2	0080	DECKING	0	100	16	33	528.00	UT	0.90	0.90	100	0	0	3	100	475	
3	0040	BARN,POLE	0	100	20	18	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0294	SHED WOOD/	0	100	16	20	320.00	UT	3.50	3.50	100	1993	1993	3	100	1,120	
5	0251	LEAN TO W/	0	100	11	20	220.00	UT	1.50	1.50	100	1993	1993	3	100	330	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		110,765
TOTAL MARKET OB/XF VALUE		4,825
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		147,590
SOH/AGL Deduction		69,774
ASSESSED VALUE		77,816
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,405
TOTAL JUST VALUE		147,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W14 S12 E14 N12$ S12 FCP= W14 S20 E14 N20$ S20
FOP= E18 N4 W18 S4$ N4 E18 E22 N28$.

LAND DESCRIPTION

TOTAL OB/XF 4,825

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 02/23/2023 BY KS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS