

(AKA PART OF LOT G DEER HILLS S/DESC AS): BEG SE COR OF NW1/4 OF RUN S 406.71 FT, W 750.72 FT, N

LIPSCOMB MACK/LIPSCOMB KEVIN  
331 SE WOODS TERR  
LAKE CITY, FL 32025-8274

2026

26-4S-17-08747-107



ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	31	VINYL SID	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Stories	1.	1.	100		
Architectual	01	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	26417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	73,493
UOP	240	25		60	3,533
TOTALS	1,488			1,308	77,026

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0201	02	1,308	113.9000	107.07	140,048	2000	2000	0	0	45.00	55.00														
1 MANUF 1 0% - 0																									
Heated Area: 1248 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/16/2024</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/16/2024		MLU
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	77,026		
TOTAL MARKET OB/XF VALUE	1,080		
TOTAL LAND VALUE - MARKET	50,100		
TOTAL MARKET VALUE	89,890		
SOH/AGL Deduction	21,757		
ASSESSED VALUE	68,133		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	68,133		
TOTAL JUST VALUE	128,206		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	128,206		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25274	SFR	513	12/04/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/1946	12/11/2008	WD	Q	I	01	100
GRANTOR: MACK LIPSCOMB						
GRANTEE: MACK LIPSCOMB & KEV						
1047/2768	5/26/2005	WD	Q	I		80,000
GRANTOR: CHADWICK R CORNETT						
GRANTEE: MICK LIPSCOMB						

EXTRA FEATURES															
L N	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	0294	SHED WOOD/	0	0	12	12		144.00	UT	7.50				1,080	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	445.00	445.00	1,784							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	40,100							