(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

2027

26-4S-17-08747-107

BUILDING CHARACTERISTICS

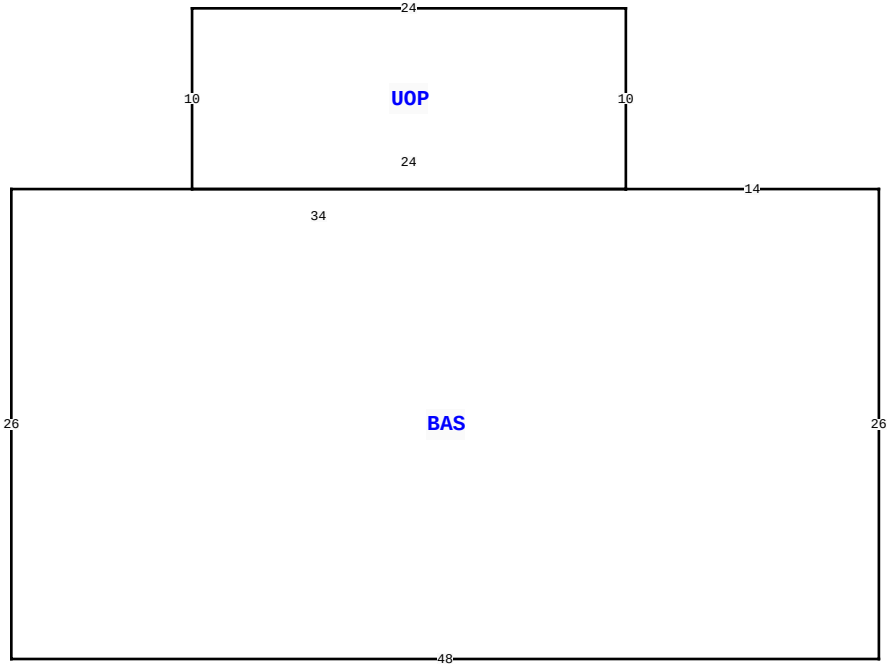
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	72,711
UOP	240	25		60	3,496
TOTALS	1,488			1,308	76,206

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	105.93	138,556	2000	2000	0	0	0	45.00	55.00

1 MANUF 1 0% - 0 Heated Area: 1248 HX Base Yr



255 SE WOODS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	76,206
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	53,100
TOTAL MARKET VALUE	92,070
SOH/AGL Deduction	17,302
ASSESSED VALUE	74,768
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	74,768
TOTAL JUST VALUE	130,386
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	131,206

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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 UOP= N10 W24 S10 E24$ W34 S26 E48 N26$.

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	0294	SHED WOOD/	0	0	12	12	144.00	UT	7.50	7.50	100	2002	2002	3	100	1,080	

TOTAL OB/XF 1,080

LAND DESCRIPTION

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							
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							

REVIEW DATE 06/21/2017 BY BC Total Acres: 5.01 Total Land Value: 14,784 Market: 40,100 Agricultural: 1,784 Common: 13,000 PRINTED 11/17/2026 BY SYS