

(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	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
Architectural	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
BAS	1,248	100	
UOP	240	25	
TOTALS	1,488		

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></td> <td>05/06/2026</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					05/06/2026	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			53,100
TOTAL MARKET VALUE			92,890
SOH/AGL Deduction			24,757
ASSESSED VALUE			68,133
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			68,133
TOTAL JUST VALUE			131,206
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	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							