LOT 2 BLOCK A TALL PINE ACRES S/
760-754, DC 896-845, WD 989-96,

WHITEHURST EMILY E/SUGGS ELIZABETH E
262 NW OPEN CT
LAKE CITY, FL 32055

2027

27-3S-16-02318-006

BUILDING CHARACTERISTICS

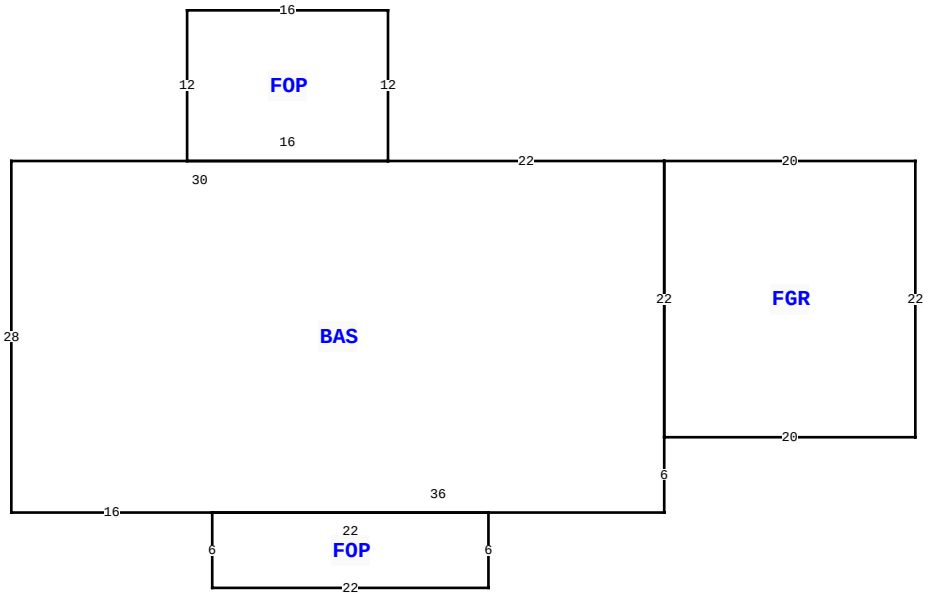
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC		27316.050 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	128,256
FGR	440	55		242	21,317
FOP	132	30		40	3,524
FOP	192	30		58	5,109
TOTALS	2,220			1,796	158,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	123.2000	135.52	243,394	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1456 HX Base Yr 2020



262 NW OPEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	100	22	22	484.00	UT	2.00	2.00	100	0	0	3	100	968	
2	0296	SHED METAL	0	100	12	20	240.00	UT	12.00	12.00	100	2007	2007	3	100	2,880	
3	0251	LEAN TO W/	0	100	11	20	220.00	UT	5.00	5.00	100	2007	2007	3	100	1,100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,206
TOTAL MARKET OB/XF VALUE		4,948
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		181,654
SOH/AGL Deduction		41,528
ASSESSED VALUE		140,126
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		83,715
TOTAL JUST VALUE		181,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,526

LAND:1:1: 1.02 AC.

SALE:1:1: LOT 2 BLOCK A, TALL PINE ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32298	MAINT/ALTR	30	09/17/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/1391	2/10/2020	WD	U	I	30	100
GRANTOR: MARY JO FLEMING						
GRANTEE: EMILY E WHITEHURST&						
1401/2159	12/16/2019	WD	Q	I	01	156,800
GRANTOR: MARY JO FLEMING						
GRANTEE: EMILY E WHITEHURST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FOP= N12 W16 S12 E16 $W30 S28 E16 FOP= S6 E22 N6 W22$ E36 N6 FGR= E20 N22 W20 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 4,948

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/MH	146.00	302.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS