

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

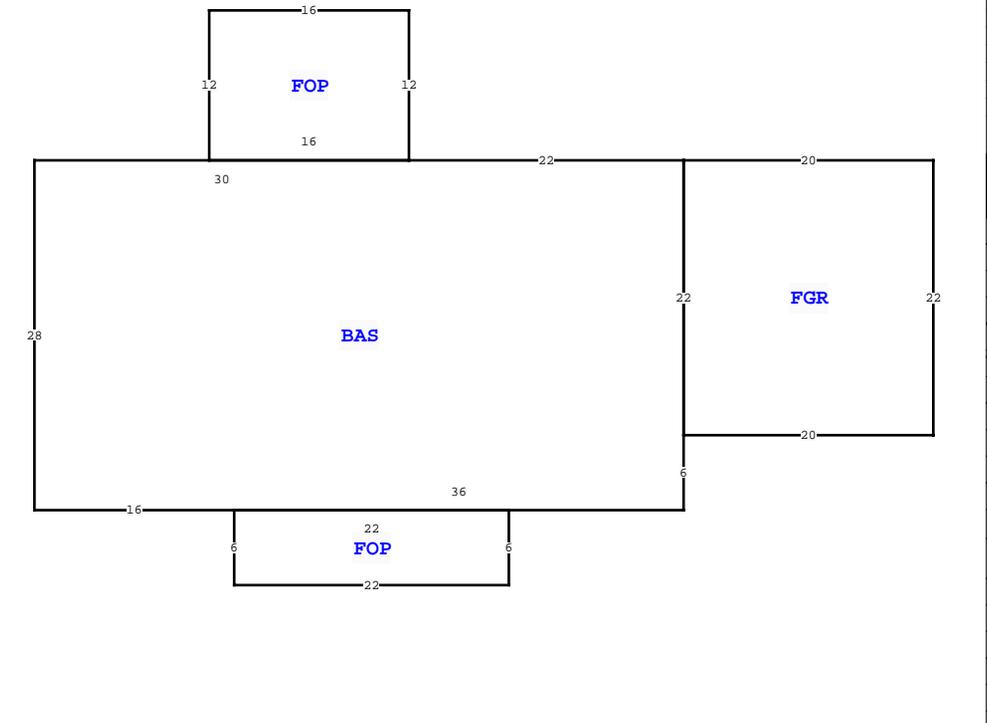
WHITEHURST EMILY E/SUGGS ELIZABETH E
262 NW OPEN CT
LAKE CITY, FL 32055

2026

27-3S-16-02318-006
COLUMBIA COUNTY PROPERTY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 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
Frame		N/A 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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	137.98	247,812	1992	1992	0	0	35.00	65.00		



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE			161,078		
TOTAL MARKET OB/XF VALUE			4,948		
TOTAL LAND VALUE - MARKET			18,500		
TOTAL MARKET VALUE			184,526		
SOH/AGL Deduction			48,481		
ASSESSED VALUE			136,045		
TOTAL EXEMPTION VALUE			HX HB WX 56,411		
BASE TAXABLE VALUE			79,634		
TOTAL JUST VALUE			184,526		
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						

QUALITY	CD	CONSTRUCTION			
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	130,584
FGR	440	55		242	21,704
FOP	132	30		40	3,587
FOP	192	30		58	5,202
TOTALS	2,220			1,796	161,078

262 NW OPEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	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	

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										
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	0100	C	SFR	100		RSF/MLU	46.00	302.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							