LOT 3 FAIRFIELD HILLS S/D. HERNANDEZ REYNALDO/HERNANDEZ ABBY

772-1705, 791-203, QC 1259-1049, ,

2027

28-3S-16-02374-003

BUILDING CHARACTERISTICS

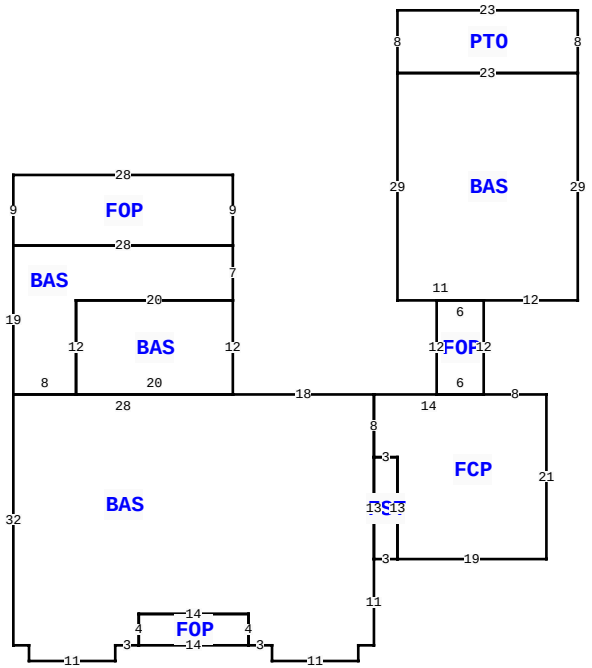
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 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	28316.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	20,832
BAS	292	100		292	25,346
BAS	667	100		667	57,897
BAS	1,460	100		1,460	126,731
FCP	423	25		106	9,201
FOP	56	30		17	1,476
FOP	72	30		22	1,910
FOP	252	30		76	6,597
FST	39	55		21	1,823
PTO	184	5		9	781
TOTALS	3,685			2,910	252,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,910	114.3630	125.80	366,078	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 0% - 2023 Heated Area: 2659 HX Base Yr



141 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0	3	65	195.00	UT	1.50	1.50	100	0	0	3	100	293	
2	0294	SHED WOOD/	0	0	14	16	224.00	UT	7.50	7.50	70	1993	1993	3	70	1,176	
3	0280	POOL R/CON	0	0	0	0	537.00	UT	70.00	70.00	100	2006	2006	3	51	19,171	
4	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
5	0120	CLFENCE 4	0	0	0	0	220.00	UT	7.50	7.50	100	2007	2007	3	100	1,650	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	252,594
TOTAL MARKET OB/XF VALUE	24,290
TOTAL LAND VALUE - MARKET	32,120
TOTAL MARKET VALUE	309,004
SOH/AGL Deduction	0
ASSESSED VALUE	309,004
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	309,004
TOTAL JUST VALUE	309,004
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	313,602

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24984	ADDN SFR	174	09/19/2006
24832	POOL	200	08/03/2006
16135	ADDN SFR	120	10/12/1999
8371	SFR	43,000	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1185	4/01/2022	WD	Q	I	01	355,000
GRANTOR: KENNON LEIGH ANN TOMP						
GRANTEE: HERNANDEZ REYNALDO						
1259/1049	8/05/2013	QC	U	I	11	100
GRANTOR: GREGORY F KENNON (SIN						
GRANTEE: LEIGH ANN TOMPKINS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 BAS= N12 BAS= N7 FOP= N9 W28 S9 E28$ W28 S19 E8 N12 E20$ W20 S12 E20$ W28 S32 E2 S2 E11 N2 E3 FOP= E14 N4 W14 S4$ N4 E14 S4E3 S2 E11 N2 E2 N11 FST= E3 N13 W3 S13$ N13 FCP= E3 S13 E19 N21 W8 FOP= N12 BAS= E12 N29 PTO= N8 W23 S8 E23$ W23 S29 E11$ W6 S12 E6$ W14 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 24,290

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	0		RSF-2	0.00	0.00	2.92	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,120							

REVIEW DATE 09/06/2018 BY KR Total Acres: 2.92 Total Land Value: 32,120 Market: 0 Agricultural: 0 Common: 32,120 PRINTED 11/17/2026 BY SYS