LOT 8 FAIRFIELD HILLS S/D.

454-564, 662-278, 818-1221, 818-

TERZI ERROLL/TERZI BILLY G
257 NW HORIZON ST
LAKE CITY, FL 32055

2027

28-3S-16-02374-008

BUILDING CHARACTERISTICS

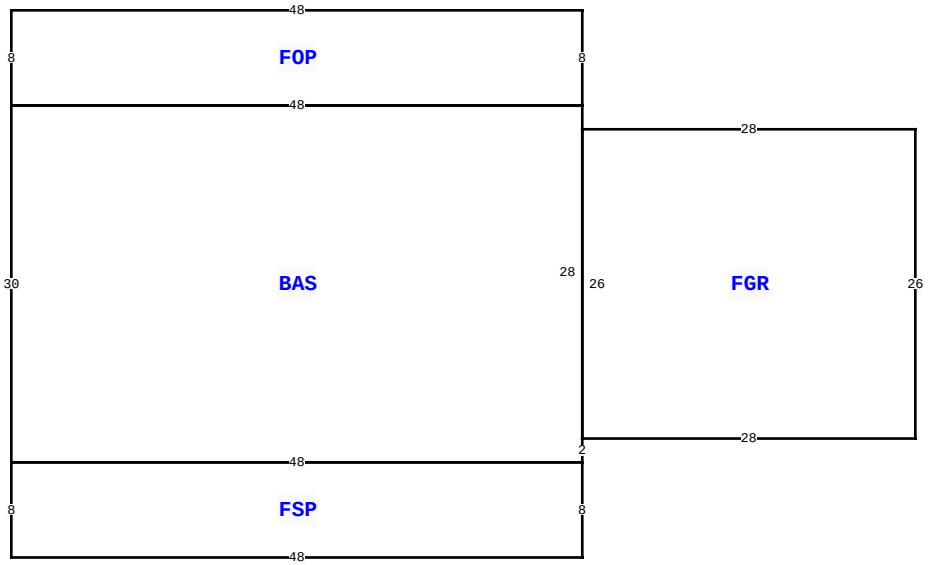
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,440	100		1,440	145,785
FGR	728	55		400	40,496
FOP	384	30		115	11,642
FSP	384	40		154	15,591
TOTALS	2,936			2,109	213,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	121.1045	133.21	280,940	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 1440 HX Base Yr 2002



257 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 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	26	26	676.00	UT	3.00	3.00	100	2007	2007	3	100	2,028	
2	0294	SHED WOOD/	0	100	12	20	240.00	UT	14.00	14.00	100	2007	2007	3	100	3,360	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		213,514
TOTAL MARKET OB/XF VALUE		6,888
TOTAL LAND VALUE - MARKET		52,140
TOTAL MARKET VALUE		272,542
SOH/AGL Deduction		55,594
ASSESSED VALUE		216,948
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		160,537
TOTAL JUST VALUE		272,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		276,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17399	SFR	245	09/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0875/0324	2/21/1999	WD	Q	V		34,000
GRANTOR: SPOONER						
GRANTEE: TERZI						
0833/2443	1/27/1997	WD	Q	V		32,000
GRANTOR: JERRY & MARIJO TAYLOR						
GRANTEE: RICHARD & BETTY SPO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W48 S8 E48$ BAS= W48 S30 FSP= S8 E48 N8 W48$ E48 N2
FGR= E28 N26 W28 S26$ N28$.

LAND DESCRIPTION

TOTAL OB/XF 6,888

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-2	0.00	0.00	4.74	AC		1.00	1.00	1.00	11,000.00	11,000.00	52,140							

REVIEW DATE 06/24/2020 BY KR Total Acres: 4.74 Total Land Value: 52,140 Market: 0 Agricultural: 0 Common: 52,140 PRINTED 11/17/2026 BY SYS