LOT 10 FAIRFIELD HILLS S/D.
461-133, 743-1910,

MCFEELY JOHN F JR/MCFEELY DIANE S
163 SE JENESE WAY
LAKE CITY, FL 32025

2026

28-3S-16-02374-010

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

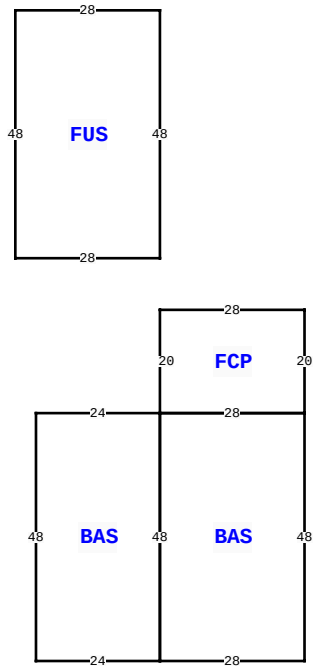
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	01	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,152	100		1,152	25,547
BAS	1,344	100		1,344	29,804
FCP	560	25		140	3,104
FUS	1,344	100		1,344	29,804
TOTALS	4,400			3,980	88,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	01	3,980	57.7500	36.96	147,101	1989	1989	0	0	0	40.00	60.00

1 STRG/CONV 0% - 0 Heated Area: 3840 HX Base Yr



455 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	88,261
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,500
TOTAL MARKET VALUE	115,761
SOH/AGL Deduction	7,724
ASSESSED VALUE	108,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,037
TOTAL JUST VALUE	115,761
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0743/1910	4/01/1991	WD	Q	I		33,000

GRANTOR: HOUSEMAN
GRANTEE: MCFEELY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S48 E24 N48$ BAS= S48 E28 N48 FCP= N20 W28 S20 E28$W28$ PTR= N30 FUS= N48 W28 S48 E28$ S30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	2.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	27,500							

REVIEW DATE 09/06/2018 BY KR Total Acres: 2.50 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 05/12/2026 BY SYS