LOT 13 FAIRFIELD HILLS S/D.
454-566, 596-332, 672-3, 938-141

MCKENZIE RYAN/MCKENZIE KRISTINE
569 NW HORIZON ST
LAKE CITY, FL 32055

2027

28-3S-16-02374-013

BUILDING CHARACTERISTICS

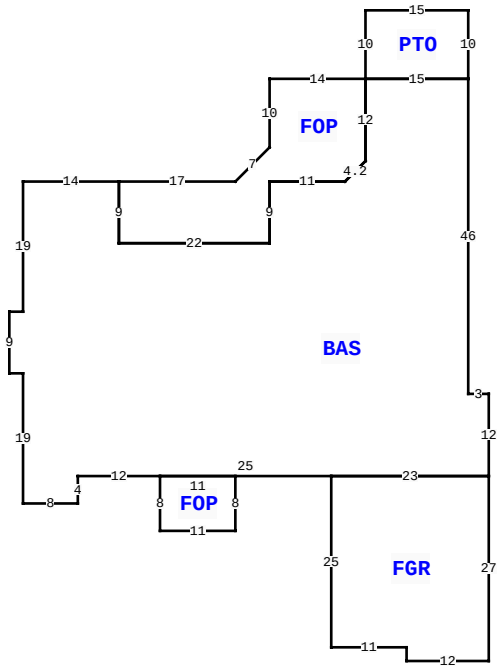
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	2,913	100		2,913	378,066
FGR	599	55		329	42,699
FOP	88	30		26	3,375
FOP	416	30		125	16,223
PTO	150	5		8	1,038
TOTALS	4,166			3,401	441,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,401	121.6380	133.80	455,054	2018	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2019 Heated Area: 2913 HX Base Yr 2019



569 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	441,402
TOTAL MARKET OB/XF VALUE	32,721
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	534,123
SOH/AGL Deduction	145,879
ASSESSED VALUE	388,244
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	336,833
TOTAL JUST VALUE	534,123
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36294	POOL	275	02/07/2018
35847	SFR	1,389	10/03/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1901	4/14/2026	WD	Q	I	01	695,000
GRANTOR: MANN ROBERT D						
GRANTEE: MCKENZIE RYAN						
1344/0941	9/07/2017	WD	U	V	11	100
GRANTOR: ROBERT D MANN						
GRANTEE: ROBERT D MANN & MIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S19 W2 S9 E2 S19 E8 N4 E12 FOP= S8 E11 N8 W11$ E25 FGR= S25 E11 S2 E12 N27 W23$ E23 N12 W3 N46 PTO= N10 W15 S10 E15$ W15 FOP= W14 S10 D5 L5 W17 S9 E22 N9 E11 R3 U3 N12$ S12 D3 L3 W11 S9 W22 N9$.

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	0280	POOL R/CON	0	100	16	29	464.00	UT	70.00	70.00	100	2018	2018	3	86	27,933	
2	0166	CONC,PAVMT	0	100	0	0	894.00	UT	2.00	2.00	100	2018	2018	3	100	1,788	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2027	2026		100	2,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2027	2026		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 32,721

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	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

REVIEW DATE 08/10/2026 BY TP Total Acres: 6.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 11/17/2026 BY SYS