LOT 12 FAIRFIELD HILLS S/D.
513-660, 677-668, 694-469, 811-2

OLIN ROBERT F JR/OLIN KIMBERLEY B
454 NW HORIZON ST
LAKE CITY, FL 32055

2027

28-3S-16-02374-015

BUILDING CHARACTERISTICS

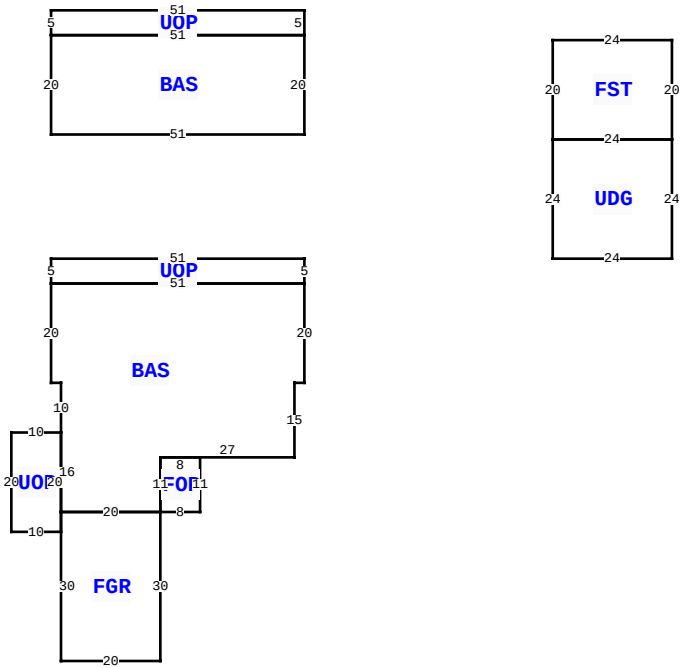
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
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	1,020	100		1,020	90,473
BAS	1,945	100		1,945	172,520
FGR	600	55		330	29,271
FOP	88	30		26	2,306
FST	480	55		264	23,416
UDG	576	55		317	28,118
UOP	200	20		40	3,548
UOP	255	20		51	4,523
UOP	255	20		51	4,523
TOTALS	5,419			4,044	358,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,044	124.0533	136.46	551,844	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2001 Heated Area: 2965 HX Base Yr 2001



454 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1989	1989	3	40	14,336	
2	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
3	0166	CONC,PAVMT	0	100	21	25	525.00	UT	2.00	2.00	70	1993	1993	3	70	735	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	60	1993	1993	3	60	540	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
6	0282	POOL ENCL	0	100	47	56	2,632.00	UT	15.00	15.00	100	2014	2014	3	45	17,766	
7	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		358,699
TOTAL MARKET OB/XF VALUE		42,377
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		411,316
SOH/AGL Deduction		142,457
ASSESSED VALUE		268,859
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		217,448
TOTAL JUST VALUE		481,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31508	POOL ENCL	165	10/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0913/1173	10/27/2000	WD	Q	I		135,500
GRANTOR: RICHARD & HEATHER MCM						
GRANTEE: ROBERT F JR & KIMBE						
0811/2153	10/03/1995	WD	Q	I		170,000
GRANTOR: JC BELL & BARBARA BEL						
GRANTEE: RICHARD A MCMANAWAY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W51 S5 BAS= S20 E2 S10 UOP= W10 S20 E10 N20$ S16 FGR= S30 E20 N30 W20$ E20 FOP= E8 N11 W8 S11$ N11 E27 N15 E2 N20 W51$ E51 N5$ PTR= N50 UOP= W51 S5 BAS= S20 E51N20 W51$ E51 N5 $S50$ PTR= E50 UDG= E24 N24 FST= N20 W24 S20 E24$ W24 S24$ W50$.

LAND DESCRIPTION

TOTAL OB/XF 42,377

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	6200	A	PASTURE 3	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	280.00	280.00	2,240							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							

REVIEW DATE 09/06/2018 BY KR Total Acres: 9.00 Total Land Value: 10,240 Market: 72,000 Agricultural: 2,240 Common: 8,000 PRINTED 11/17/2026 BY SYS