COMM SW COR OF NE1/4 OF NW1/4, R
FT FOR POB, CONT N 639.89 FT TO
RD, SE ALONG RD 304.57 FT, S 532

GRIFFITH BARBARA JEAN
298 NW HORIZON ST
LAKE CITY, FL 32055

2027

28-3S-16-02374-081

BUILDING CHARACTERISTICS

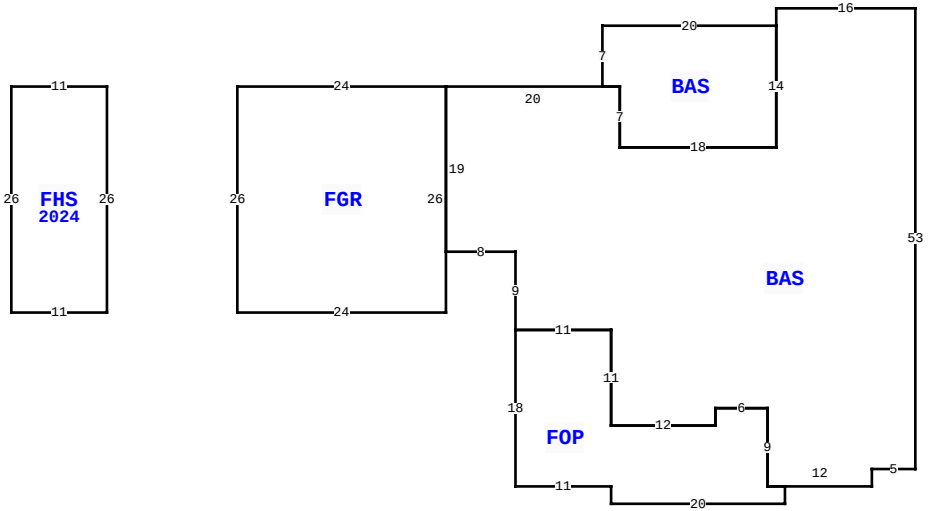
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
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	266	100		266	40,076
BAS	1,940	100		1,940	292,286
FGR	624	55		343	51,677
FHS	286	60	2024	172	25,914
FOP	376	30		113	17,025
TOTALS	3,492			2,834	426,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
0100	01	2,834	145.7095	160.28	454,234	2020	2020	0	0	1	5.00	94.00

1 SINGLE FAM 100% - 2026 Heated Area: 2492 HX Base Yr 2026



298 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	100	0	0	1,110.00	UT	2.25	2.25	100	2020	2020	3	100	2,498	
2	0030	BARN,MT	0	100	30	50	1.00	UT	22,500.00	22,500.00	100	2026	2025		100	22,500	
3	0294	SHED WOOD/	0	100	12	16	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		426,980
TOTAL MARKET OB/XF VALUE		31,498
TOTAL LAND VALUE - MARKET		32,835
TOTAL MARKET VALUE		491,313
SOH/AGL Deduction		71,911
ASSESSED VALUE		419,402
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		362,991
TOTAL JUST VALUE		491,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		499,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053390	Storage Building	25,891	06/17/2025
0039357	SFR	0	02/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1536/2314	3/28/2025	WD	Q	I	01	680,000
GRANTOR: LUNDE HAYDEN						
GRANTEE: GRIFFITH BARBARA JE						
1395/1137	9/27/2019	WD	Q	I	01	37,000
GRANTOR: JACQUELINE D ESPENSHI						
GRANTEE: HAYDEN & KATELYN LU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S19 E8 S9 E11 S11 E12 N2 E6 S9 E12 N2 E5 N53 W16 S2 S14 W18 N7 $
FGR=[ORIG=-20,0] W24 S26 E24 N26 $
FOP=[ORIG=-12,28] S18 E11 S2 E20 N2 W2 N9 W6 S2 W12 N11 W11 $
FHS=[YR=2024;ORIG=-70,0] E11 S26 W11 N26 $
BAS=[ORIG=18,-7] W20 S7 E2 S7 E18 N14 $
.

LAND DESCRIPTION

TOTAL OB/XF 31,498

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	2.99	AC		1.00	1.00	1.00	11,000.00	11,000.00	32,835							

REVIEW DATE 06/30/2025 BY TP Total Acres: 2.99 Total Land Value: 32,835 Market: 0 Agricultural: 0 Common: 32,835 PRINTED 11/17/2026 BY SYS