

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

2026

28-3S-16-02374-081

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	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

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	163.19	462,480	2020	2020	0	0	1	5.00	94.00

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

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	40,804
BAS	1,940	100		1,940	297,594
FGR	624	55		343	52,616
FHS	286	60	2024	172	26,385
FOP	376	30		113	17,334
TOTALS	3,492			2,834	434,731

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
1	0166	CONC, PAVMT	0	100	0	1,110.00	UT	2.25	2.25	100	2020	2020	3	100	2,498	
2	0030	BARN, MT	0	100	30	1.00	UT	22,500.00	22,500.00	100	2026	2025		100	22,500	
3	0294	SHED WOOD/	0	100	12	1.00	UT	4,500.00	4,500.00	100	2026	2025		100	4,500	
4	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

298 NW HORIZON ST, LAKE CITY	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE
TOTAL OB/XF 31,498		

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		434,731	
TOTAL MARKET OB/XF VALUE		31,498	
TOTAL LAND VALUE - MARKET		32,835	
TOTAL MARKET VALUE		499,064	
SOH/AGL Deduction		91,878	
ASSESSED VALUE		407,186	
TOTAL EXEMPTION VALUE		HX HB WX 56,411	
BASE TAXABLE VALUE		350,775	
TOTAL JUST VALUE		499,064	
NCON VALUE		29,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		453,770	

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 N5 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 \$