BEGIN AT SW COR OF NW1/4 OF NE1/
FT, NORTH 671.02 FT, E 260.46 FT
FT TO POB. (AKA PART OF LOT 36,

HIGGINS EDWIN J/HIGGINS ANDRA P
739 NW LONA LOOP
LAKE CITY, FL 32055

2026

29-3S-16-02383-238

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	700
TOTAL MARKET VALUE	700
SOH/AGL Deduction	0
ASSESSED VALUE	700
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	700
TOTAL JUST VALUE	700
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	700

LAND:1:1: LAKE BOTTOM CP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1477/1216	10/05/2022	LE	U	V	14	100
GRANTOR: HIGGINS EDWIN JOSEPH						
GRANTEE: TRUST AGREEMENT OF						
1195/0123	5/24/2010	WD	U	V	37	20,000
GRANTOR: JODI B SOTO						
GRANTEE: EDWIN J & ANDRS P H						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	9540	C	LAKE BOTTOM	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700							

REVIEW DATE 02/03/2023 BY KS Total Acres: 4.00 Total Land Value: 700 Market: 0 Agricultural: 0 Common: 700 PRINTED 03/24/2026 BY SYS