LOT 16 FAIRFIELD HILLS S/D.

457-415, 700-468, WD 1062-477, C

WRIGHT BARBARA RICE 2018 REVOCABLE TRUST DATED JUL
C/O BESSEMER TRUST COMPANY OF , 801 BRICKELL AVE, 2ND FLOOR
MIAMI, FL 33131

2027

29-3S-16-02390-016

BUILDING CHARACTERISTICS

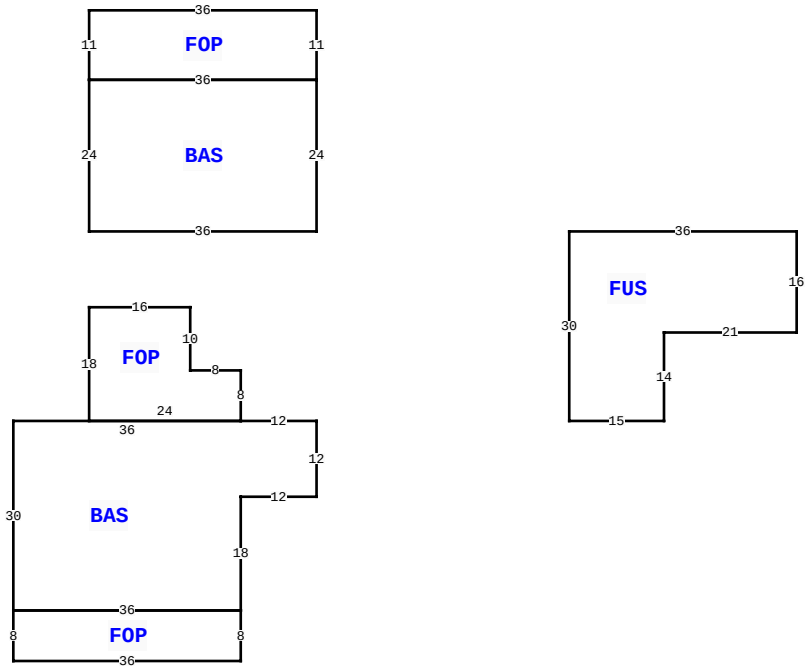
ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		29316.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	81,331
BAS	1,224	100		1,224	115,219
FOP	288	30		86	8,096
FOP	352	30		106	9,978
FOP	396	30		119	11,202
FUS	786	100		786	73,989
TOTALS	3,910			3,185	299,814

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,185	131.6550	144.82	461,252	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2874 HX Base Yr



594 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
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	0	12	36	432.00	UT	2.00	2.00	100	0	0	3	100	864	
2	0170	FPLC 2STRY	0	0	0	0	1.00	UT	2,750.00	2,750.00	100	2006	2006	3	100	2,750	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	600.00	600.00	100	2023	2022		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	299,814
TOTAL MARKET OB/XF VALUE	4,714
TOTAL LAND VALUE - MARKET	63,600
TOTAL MARKET VALUE	368,128
SOH/AGL Deduction	0
ASSESSED VALUE	368,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	368,128
TOTAL JUST VALUE	368,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	373,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055798	Remodel	2,556	06/02/2026
000055719	Electrical Servic		05/20/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/368	8/06/2024	QC	U	I	11	100
GRANTOR: WRIGHT BARBARA						
GRANTEE: WRIGHT BARBARA RICE						
1383/2182	5/03/2019	WD	Q	I	01	270,000
GRANTOR: ABIMAEL VELEZ & SONIA						
GRANTEE: BARBARA WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N8 W8 N10 W16S18 E24$ W36 S30 FOP= S8 E36N8 W36$ E36 N18 E12 N12$ PTR= N30 BAS= N24 FOP= N11 W36 S11 E36$ W36 S24 E36$ S30$ PTR= E40 FUS= E15N14 E21 N16 W36 S30$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 4,714

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	0		A-3	0.00	0.00	4.24	AC		1.00	1.00	1.00	15,000.00	15,000.00	63,600							

REVIEW DATE 05/28/2026 BY TW Total Acres: 4.24 Total Land Value: 63,600 Market: 0 Agricultural: 0 Common: 63,600 PRINTED 11/17/2026 BY SYS