LOT 18 FAIRFIELD HILLS S/D.
454-716-718, 809-2270, WD 867-16

HOFMEISTER JANICE E
709 NW HORIZON ST
LAKE CITY, FL 32055

2027

29-3S-16-02390-018

BUILDING CHARACTERISTICS

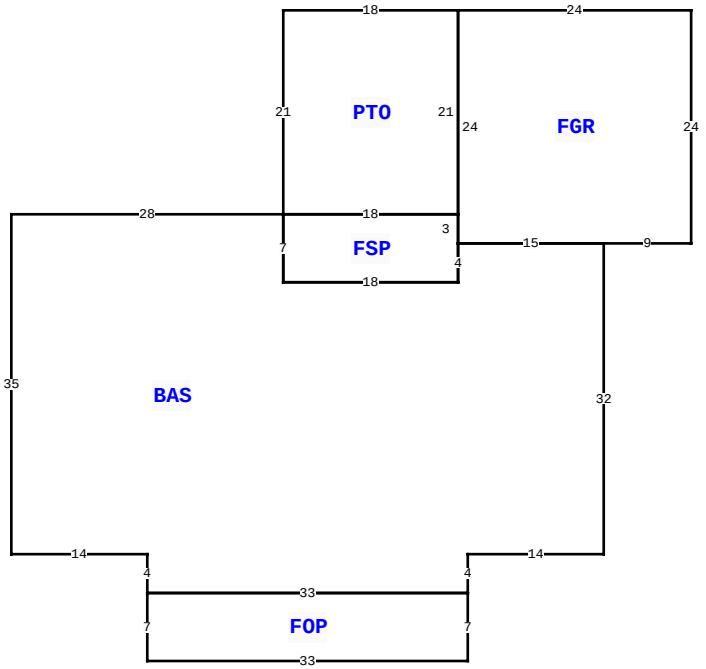
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	2,096	100		2,096	226,715
FGR	576	55		317	34,289
FOP	231	30		69	7,464
FSP	126	40		50	5,409
PTO	378	5		19	2,055
TOTALS	3,407			2,551	275,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,551	132.8800	146.17	372,880	1999	1999	0	0	0	26.00	74.00

1 SINGLE FAM 100% - 2019 Heated Area: 2096 HX Base Yr 2019



709 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,931
TOTAL MARKET OB/XF VALUE		23,558
TOTAL LAND VALUE - MARKET		54,460
TOTAL MARKET VALUE		353,949
SOH/AGL Deduction		91,023
ASSESSED VALUE		262,926
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		206,515
TOTAL JUST VALUE		353,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,970

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043469	Roof Replacement	23,400	01/03/2022
37726	STORAGE	180	02/07/2019
14966	SFR	345	01/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/2733	11/20/2018	WD	Q	I	01	260,000
GRANTOR: FRANCIS R & KATHY E K						
GRANTEE: HENRY P & JANICE E						
0869/0619	11/16/1998	WD	Q	V		36,000
GRANTOR: PORTER						
GRANTEE: KUERZI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S35 E14 S4 FOP= S7 E33 N7 W33$ E33 N4 E14 N32 FGR= E9 N24 W24 S24 E15$ W15 FSP= N3 PTO= N21 W18 S21 E18$ W18 S7 E18 N4 $ S4 W18 N7$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,495.00	UT	1.50	1.50	100	1999	1999	3	100	2,243	
3	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	280.00	UT	10.00	10.00	75	2005	2005	3	75	2,100	
5	0030	BARN,MT	0	100	30	26	1,080.00	UT	15.00	15.00	100	2019	2019	3	100	16,200	
6	0166	CONC,PAVMT	0	100	0	0	246.00	UT	2.50	2.50	100	2019	2019	3	100	615	

LAND DESCRIPTION

TOTAL OB/XF 23,558

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		A-3	0.00	0.00	3.89	AC		1.00	1.00	1.00	14,000.00	14,000.00	54,460							

REVIEW DATE 03/01/2023 BY KS Total Acres: 3.89 Total Land Value: 54,460 Market: 0 Agricultural: 0 Common: 54,460 PRINTED 11/17/2026 BY SYS