LOTS 21 & 22 FAIRFIELD HILLS S/D
ORB 652-625,

ROWAN ZOLLIE CLIFTON/ROWAN IRIS F
757 NW HORIZON ST
LAKE CITY, FL 32055

2027

29-3S-16-02390-021

BUILDING CHARACTERISTICS

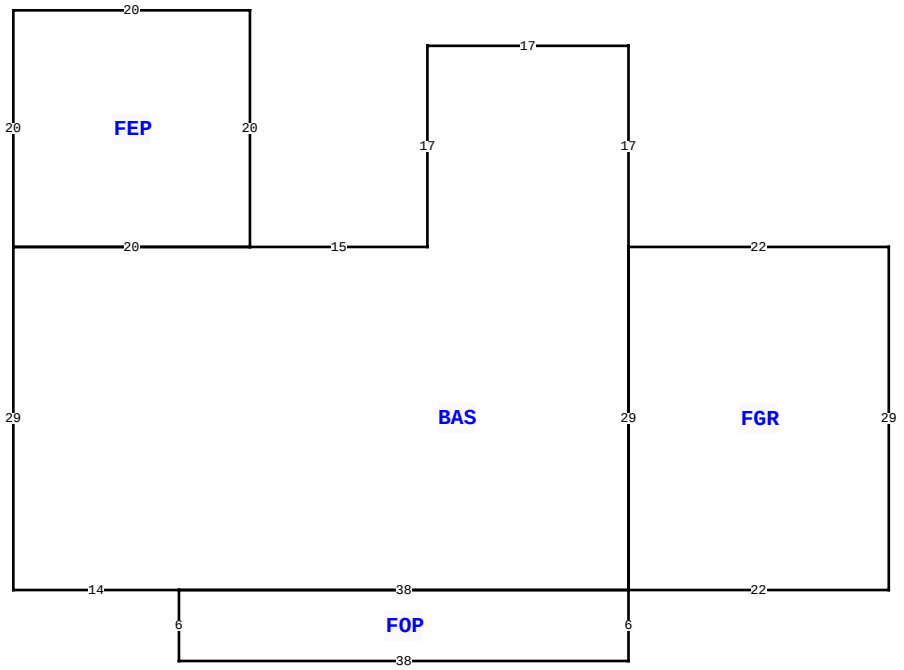
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,797	100		1,797	144,570
FEP	400	80		320	25,744
FGR	638	55		351	28,238
FOP	228	30		68	5,470
TOTALS	3,063			2,536	204,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,536	112.5200	123.77	313,881	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1797 HX Base Yr



757 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	100	2,000	
2	0166	CONC,PAVMT	0	100	16	18	288.00	UT	1.50	1.50	100	1993	1993	3	100	432	
3	0080	DECKING	0	100	15	18	270.00	UT	2.00	2.00	100	1993	1993	3	100	540	
4	0060	CARPORT F	0	100	16	20	320.00	UT	6.50	6.50	100	1993	1993	3	100	2,080	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		204,023
TOTAL MARKET OB/XF VALUE		8,552
TOTAL LAND VALUE - MARKET		87,120
TOTAL MARKET VALUE		299,695
SOH/AGL Deduction		93,080
ASSESSED VALUE		206,615
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,204
TOTAL JUST VALUE		299,695
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,404

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050482	Electrical Servic	0	08/01/2024
000047989	Roof Replacement	23,427	08/25/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0652/0625	5/20/1988	WD	Q	V		13,800

GRANTOR: DICKS LENVIL
GRANTEE: ROWAN ZOLLIE R &

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W22 BAS= N17 W17 S17 W15 FEP= N20 W20 S20 E20$ W20 S29 E14 FOP= S6 E38 N6 W38$ E38 N29$ S29 E22 N29$.

LAND DESCRIPTION

TOTAL OB/XF 8,552

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	4.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,000							
2	0000	C	VAC RES	100		A-3	0.00	0.00	3.92	AC		1.00	1.00	1.00	11,000.00	11,000.00	43,120							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 7.92 Total Land Value: 87,120 Market: 0 Agricultural: 0 Common: 87,120 PRINTED 11/17/2026 BY SYS