LOT 25 FAIRFIELD HILLS S/D.

773-1971, WD 834-704, WD 972-211

PELLEY CATHY
871 NW HORIZON ST
LAKE CITY, FL 32025

2027

29-3S-16-02390-025

BUILDING CHARACTERISTICS

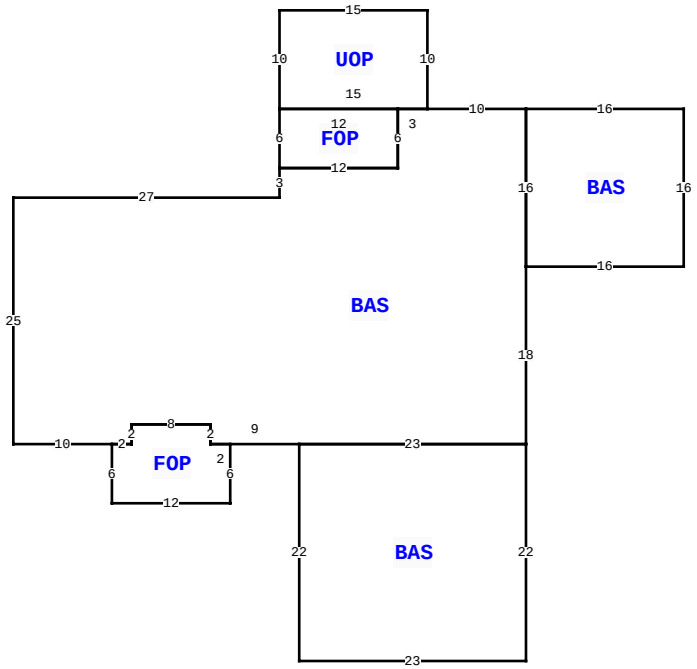
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	256	100		256	25,137
BAS	506	100		506	49,686
BAS	1,437	100		1,437	141,104
FOP	72	30		22	2,160
FOP	88	30		26	2,553
UOP	150	20		30	2,946
TOTALS	2,509			2,277	223,588

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,277	129.3732	142.31	324,040	1994	1994	0	0	0	31.00	69.00

1 SINGLE FAM 100% - 2004 Heated Area: 2199 HX Base Yr 2004



871 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	830	
2	0210	GARAGE U	0	100	0	0	760.00	UT	18.00	18.00	100	1996	1996	3	100	13,680	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	223,588
TOTAL MARKET OB/XF VALUE	14,510
TOTAL LAND VALUE - MARKET	51,000
TOTAL MARKET VALUE	289,098
SOH/AGL Deduction	85,707
ASSESSED VALUE	203,391
TOTAL EXEMPTION VALUE	HX HB WX SX DX 111,411
BASE TAXABLE VALUE	91,980
TOTAL JUST VALUE	289,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	293,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043468	Solar Power Syste	74,000	01/03/2022
27082	ADDN SFR	142	06/13/2008
10631	GARAGE	135	01/09/1996
7775	SFR	45,000	11/08/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/824	4/12/2024	LE	U	I	14	100
GRANTOR: PELLEY CATHY						
GRANTEE: PELLEY CATHY (ENH L						
1382/0939	4/02/2019	LE	U	I	14	100
GRANTOR: CATHY PELLEY (ENH LIF						
GRANTEE: MEGAN J PELLEY AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N10 W15 S10 E15$ W3 FOP= W12 S6 E12 N6$S6 W12 S3 W27 S25 E10 FOP= S6 E12 N6 W2 N2 W8 S2 W2$ E2 N2 E8 S2 E9 BAS= S22 E23 N22 W23$ E23 N18 BAS= E16 N16 W16 S16$ N16$.

LAND DESCRIPTION

TOTAL OB/XF 14,510

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	2.55	AC		1.00	1.00	1.00	20,000.00	20,000.00	51,000							

REVIEW DATE 03/01/2023 BY KS Total Acres: 2.55 Total Land Value: 51,000 Market: 0 Agricultural: 0 Common: 51,000 PRINTED 11/17/2026 BY SYS