LOT 26 FAIRFIELD HILLS S/D.

WD 811-1953-1955, WD 1025-1645,

LEE THOMAS H/LEE MARY T
949 NW HORIZON ST
LAKE CITY, FL 32055

2027

29-3S-16-02390-026

BUILDING CHARACTERISTICS

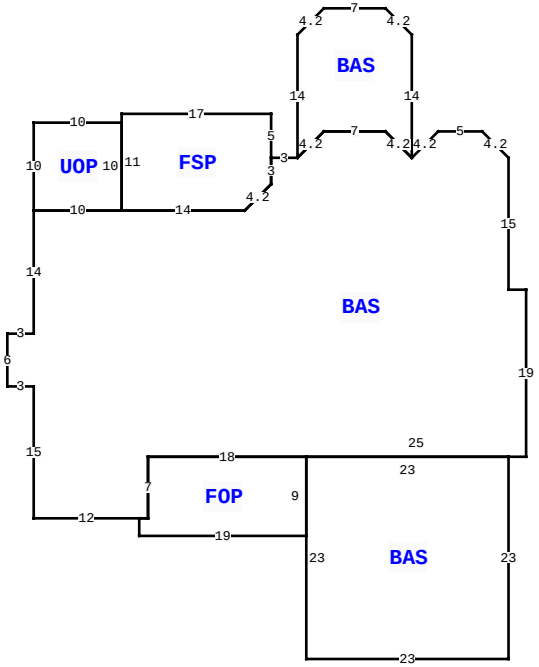
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	182	100		182	18,260
BAS	529	100		529	53,075
BAS	1,880	100		1,880	188,620
FOP	164	30		49	4,916
FSP	183	40		73	7,324
UOP	100	20		20	2,007
TOTALS	3,038			2,733	274,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,733	115.4538	127.00	347,091	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2008 Heated Area: 2591 HX Base Yr 2008



949 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 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	0166	CONC,PAVMT	0	100	0	0	2,394.00	UT	2.00	2.00	100	2005	2005	3	100	4,788	
2	0294	SHED WOOD/	0	100	12	24	288.00	UT	7.50	7.50	100	2005	2005	3	100	2,160	
3	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	4,300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		274,202
TOTAL MARKET OB/XF VALUE		13,748
TOTAL LAND VALUE - MARKET		54,340
TOTAL MARKET VALUE		342,290
SOH/AGL Deduction		99,841
ASSESSED VALUE		242,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		191,038
TOTAL JUST VALUE		342,290
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26920	ADDN SFR	122	04/11/2008
22380	SFR	546	10/12/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/1122	9/12/2019	LE	U	I	14	100
GRANTOR: THOMAS H & MARY T LEE						
GRANTEE: M A LAUGHREN,D GRAH						
1131/1143	9/18/2007	WD	Q	I		265,000
GRANTOR: EUGENE & MARJORIE BRA						
GRANTEE: THOMAS & MARY LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 N15 L3 U3 W5 D3 L3 BAS= N14 L3 U3 W7 D3 L3 S14 R3 U3 E7 D3 R3 $ L3 U3 W7 D3 L3 W3 FSP= N5 W17 S11 E14 R3 U3 N3$ S3 D3 L3 W14 UOP= N10 W10 S10 E10$ W10 S14 W3 S6E3 S15 E12 FOP= S2 E19 N9 W18 S7 W1$ E1 N7 E18 BAS= S23 E23 N23 W23$ E25N19$.

LAND DESCRIPTION

TOTAL OB/XF 13,748

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	2.47	AC		1.00	1.00	1.00	22,000.00	22,000.00	54,340							

REVIEW DATE 03/01/2023 BY KS Total Acres: 2.47 Total Land Value: 54,340 Market: 0 Agricultural: 0 Common: 54,340 PRINTED 11/17/2026 BY SYS