LOT 40 FAIRFIELD HILLS S/D.
698-816, DC 1480-2636, LE 1481-3

SPEAKMAN LORRAINE
1025 NW HORIZON ST
LAKE CITY, FL 32055

**2027**

**29-3S-16-02390-040**

## BUILDING CHARACTERISTICS

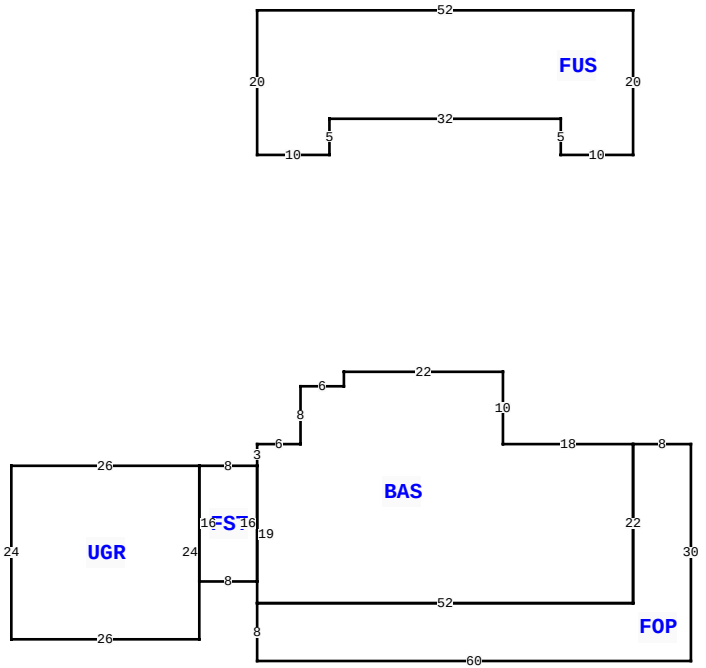
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 51 | LOG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Wall | 06 | CUST PANEL 50 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,412 | 100 | | 1,412 | 128,924 |
| FOP | 656 | 30 | | 197 | 17,987 |
| FST | 128 | 55 | | 70 | 6,391 |
| FUS | 880 | 100 | | 880 | 80,349 |
| UGR | 624 | 45 | | 281 | 25,657 |
| TOTALS | 3,700 | | | 2,840 | 259,308 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,840 | 127.6989 | 140.47 | 398,935 | 1990 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2292 HX Base Yr




1025 NW HORIZON ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | 04/22/2026 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 259,308 |
| TOTAL MARKET OB/XF VALUE | | 5,008 |
| TOTAL LAND VALUE - MARKET | | 78,900 |
| TOTAL MARKET VALUE | | 343,216 |
| SOH/AGL Deduction | | 144,535 |
| ASSESSED VALUE | | 198,681 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 61,411 |
| BASE TAXABLE VALUE | | 137,270 |
| TOTAL JUST VALUE | | 343,216 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 347,923 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047068 | Remodel | 22,275 | 04/26/2023 |
| 31047 | MAINT/ALTR | 40 | 05/17/2013 |
| 26102 | MAINT/ALTR | 105 | 08/07/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1481/319 | 12/14/2022 | LE | U | I | 14 | 100 |
| GRANTOR: SPEAKMAN LORRAINE | | | | | | |
| GRANTEE: SPEAKMAN LORRAINE ( | | | | | | |
| 0698/0816 | 10/10/1989 | WD | U | V | | 9,500 |
| GRANTOR: DICKS | | | | | | |
| GRANTEE: SPEAKMAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 N10 W22 S2 W6 S8 W6 S3 S19 E52 N22 $
FUS=[ORIG=0,-40] N20 W52 S20 E10 N5 E32 S5 E10 $
FOP=[ORIG=-52,22] S8 E60 N30 W8 S22 W52 $
UGR=[ORIG=-60,3] W26 S24 E26 N24 $
FST=[ORIG=-52,3] W8 S16 E8 N16 $
.

## 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 | 0170 | FPLC 2STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,750.00 | 2,750.00 | 100 | 1993 | 1993 | 3 | 100 | 2,750 | |
| 2 | 0021 | BARN,FR AE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 22 | 26 | 572.00 | UT | 1.50 | 1.50 | 100 | 1993 | 1993 | 3 | 100 | 858 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2005 | 2005 | 3 | 100 | 200 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,008

| 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 | | 00 | 0.00 | 0.00 | 5.26 | AC | | 1.00 | 1.00 | 1.00 | 15,000.00 | 15,000.00 | 78,900 | | | | | | | |

REVIEW DATE 03/20/2026 BY robin Total Acres: 5.26 Total Land Value: 78,900 Market: 0 Agricultural: 0 Common: 78,900 PRINTED 11/17/2026 BY SYS