LOT 14 FAIRFIELD WOODS S/D.
938-2657, WD 1294-344, WD 1430-1

TOPPA WILLIAM D/TOPPA CHERYL A
673 NW LONA LP
LAKE CITY, FL 32055-7057

2026

29-3S-16-02391-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

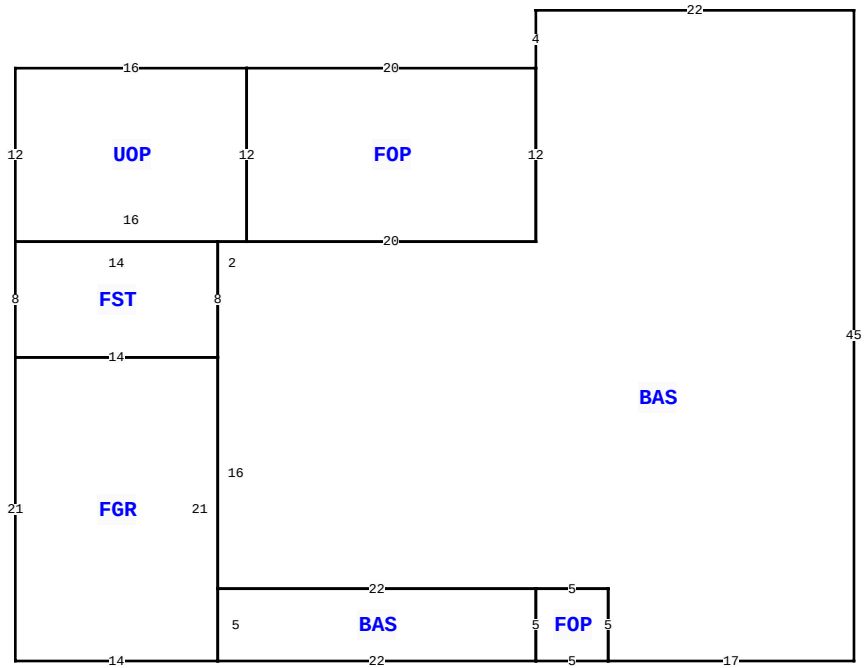
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	29316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	13,959
BAS	1,493	100		1,493	189,462
FGR	294	55		162	20,558
FOP	25	30		8	1,015
FOP	240	30		72	9,137
FST	112	55		62	7,868
UOP	192	20		38	4,822
TOTALS	2,466			1,945	246,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,945	125.8884	141.00	274,245	1985	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2022 Heated Area: 1603 HX Base Yr 2022



673 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		246,820
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		32,200
TOTAL MARKET VALUE		291,020
SOH/AGL Deduction		31,993
ASSESSED VALUE		259,027
TOTAL EXEMPTION VALUE	13 HX HB	259,027
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		291,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054071	Electrical Servic		09/16/2025
000053412	Electrical Servic		06/19/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/140	6/18/2025	LE	U	I	14	100
GRANTOR: TOPPA WILLIAM D (ENH						
GRANTEE: TOPPA WILLIAM DANIE						
1430/134	2/08/2021	WD	Q	I	01	265,000
GRANTOR: ALDOUS ROGER B & JOYC						
GRANTEE: TOPPA WILLIAM D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S4 FOP= W20 S12 E20 N12$ S12 W20 UOP= N12 W16 S12 E16$ W2 FST= W14 S8 E14 N8$ S8 FGR= W14 S21 E14 N21$ S16 BAS= S5 E22 N5 W22 $ E22 FOP= S5 E5 N5 W5$ E5 S5 E17 N45$.

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	1993	1993	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.40	AC		1.00	1.00	1.00	23,000.00	23,000.00	32,200							

REVIEW DATE 10/07/2025 BY tommy Total Acres: 1.40 Total Land Value: 32,200 Market: 0 Agricultural: 0 Common: 32,200 PRINTED 06/08/2026 BY SYS