LOT 15 FAIRFIELD WOODS S/D.
451-724, 745-391, 934-493, LE 14

HIGGINS EDWIN J/HIGGINS ANDRA P
739 NW LONA LOOP
LAKE CITY, FL 32055

2027

29-3S-16-02391-015

BUILDING CHARACTERISTICS

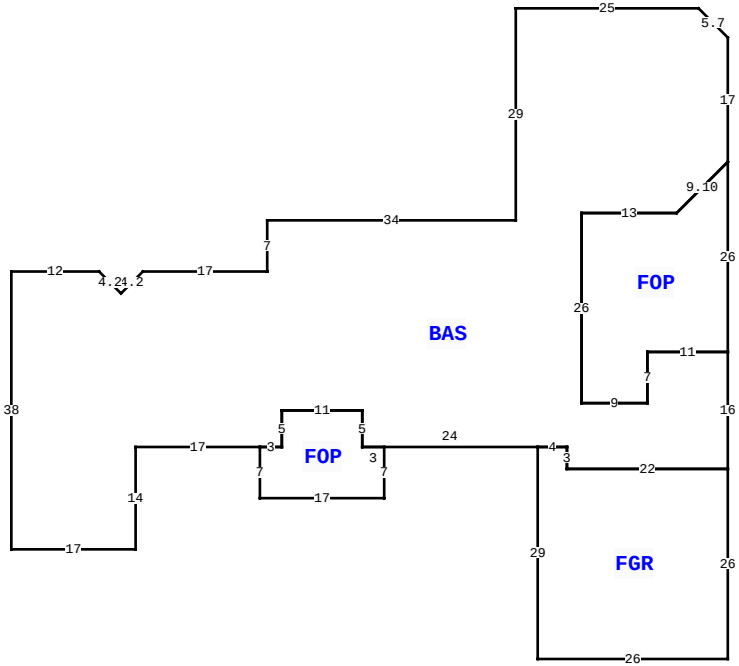
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	07	07
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	3,399	100		3,399	358,959
FGR	688	55		378	39,919
FOP	174	30		52	5,491
FOP	468	30		140	14,785
TOTALS	4,729			3,969	419,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,969	121.5313	133.68	530,576	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2005 Heated Area: 3399 HX Base Yr 2005



739 NW LONA LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/18/2022 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	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0282	POOL ENCL	0	100	24	40	960.00	UT	15.00	15.00	100	2004	2004	3	40	5,760	
3	0280	POOL R/CON	0	100	8	23	184.00	UT	70.00	70.00	100	2004	2004	3	43	5,538	
4	0166	CONC,PAVMT	0	100	0	0	3,792.00	UT	2.00	2.00	100	2004	2004	3	100	7,584	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	419,155
TOTAL MARKET OB/XF VALUE	22,482
TOTAL LAND VALUE - MARKET	76,482
TOTAL MARKET VALUE	518,119
SOH/AGL Deduction	161,647
ASSESSED VALUE	356,472
TOTAL EXEMPTION VALUE	HX HB VX 56,411
BASE TAXABLE VALUE	300,061
TOTAL JUST VALUE	518,119
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	525,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041558	Roof Replacement	30,850	03/19/2021
21492	POOL	155	02/06/2004
20913	SFR	556	07/24/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1197	7/19/2022	LE	U	I	14	100
GRANTOR: HIGGINS EDWIN J (ENH						
GRANTEE: TRUST AGREEMENT OF						
0934/2015	8/31/2001	WD	Q	V	01	100
GRANTOR: MARY LOU CALDWELL (CO						
GRANTEE: EDWIN & ANDRA HIGGI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S29 W34 S7 W17 D3 L3 L3 U3 W12 S38 E17 N14 E17
FOP= S7 E17 N7 W3 N5 W11 S5 W3$ E3 N5 E11 S5 E24 FGR= S29 E26
N26 W22 N3 W4$ E4 S3 E22 N16 FOP= N26 L7 D7 W13 S26 E9 N7
E11$ W11 S7 W9 N26 E13 U7 R7 N17 L4 U4 $.

LAND DESCRIPTION

TOTAL OB/XF 22,482

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	6.07	AC		1.00	1.00	0.90	14,000.00	12,600.00	76,482							

REVIEW DATE 03/01/2023 BY KS Total Acres: 6.07 Total Land Value: 76,482 Market: 0 Agricultural: 0 Common: 76,482 PRINTED 11/17/2026 BY SYS