LOT 17 FAIRFIELD WOODS S/D.
438-65, LE 891-218, LE 1300-619,

PARTINGTON CHARLES LESLIE/PARTINGTON DIANA IRENE
960 NW HORIZON ST
LAKE CITY, FL 32055

2027

29-3S-16-02391-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		2.5 100
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

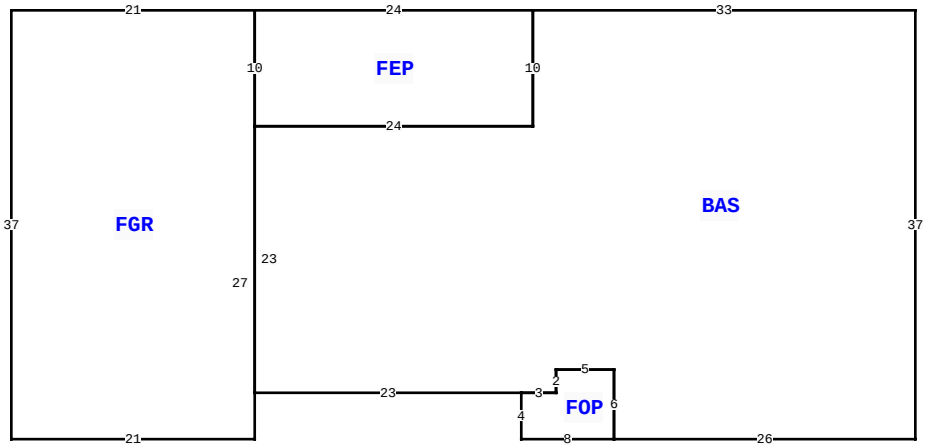
NEIGHBORHOOD/LOC 29316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,735	100		1,735	164,268
FEP	240	80		192	18,179
FGR	777	55		427	40,428
FOP	42	30		13	1,231
TOTALS	2,794			2,367	224,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,367	132.4224	145.66	344,777	1981	1981	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1735 HX Base Yr 2022



960 NW HORIZON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1973	1973	3	40	14,336	
4	0200	GARAGE F	0	100	20	30	600.00	UT	15.00	15.00	100	0	0	3	100	9,000	
5	0140	CLFENCE 6	0	100	0	0	216.00	UT	8.00	8.00	100	2006	2006	3	100	1,728	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,105
TOTAL MARKET OB/XF VALUE		28,064
TOTAL LAND VALUE - MARKET		74,200
TOTAL MARKET VALUE		326,369
SOH/AGL Deduction		11,819
ASSESSED VALUE		314,550
TOTAL EXEMPTION VALUE	HX HB 13	314,550
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		326,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1507/2447	1/26/2024	LE	U	I	14	100
GRANTOR: PARTINGTON CHARLES LE						
GRANTEE: PARTINGTON CHARLES						
1452/827	11/08/2021	WD	Q	I	01	300,000
GRANTOR: ORDOS JON						
GRANTEE: PARTINGTON CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S10 W24 S23 E23 E3 N2 E5 S6 E26 N37 $
FGR=[ORIG=-57,10] N10 W21 S37 E21 N27 $
FEP=[ORIG=-33,0] W24 S10 E24 N10 $
FOP=[ORIG=-34,33] S4 E8 N6 W5 S2 W3 $
.

LAND DESCRIPTION

TOTAL OB/XF 28,064

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	3.71	AC		1.00	1.00	1.00	20,000.00	20,000.00	74,200							

REVIEW DATE 12/16/2021 BY CP Total Acres: 3.71 Total Land Value: 74,200 Market: 0 Agricultural: 0 Common: 74,200 PRINTED 11/17/2026 BY SYS