LOT 21 BLOCK 2 HIGHLANDS S/D.

459-525, 626-366, DC 1268-918, D

PETTEY DAVID B JR/HARWELL TAMMY L
1302 NW LABONTE
LAKE CITY, FL 32055

2027

30-3S-17-05903-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

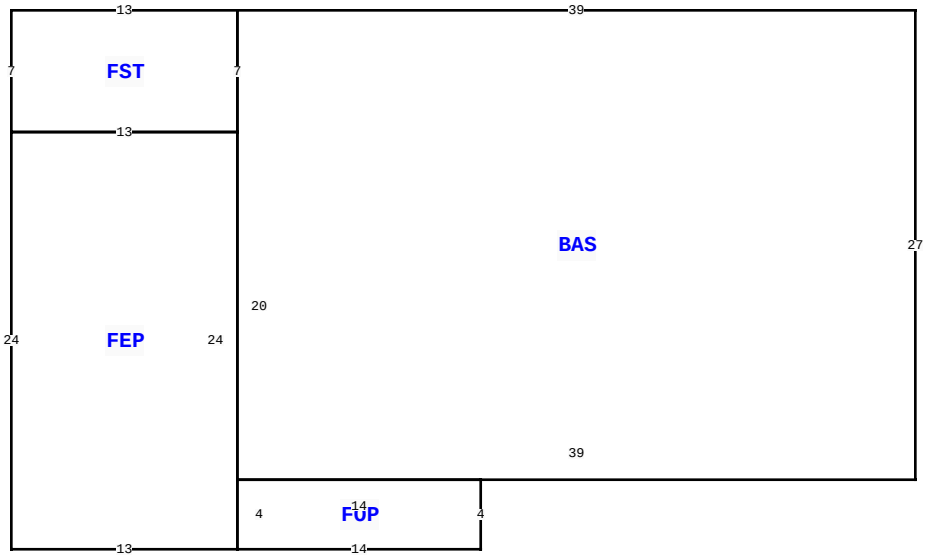
NEIGHBORHOOD/LOC 30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,053	100		1,053	96,446
FEP	312	80		250	22,898
FOP	56	30		17	1,557
FST	91	55		50	4,580
TOTALS	1,512			1,370	125,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,370	128.1000	140.91	193,047	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1053 HX Base Yr



1302 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	125,481
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	15,628
TOTAL MARKET VALUE	141,709
SOH/AGL Deduction	0
ASSESSED VALUE	141,709
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,709
TOTAL JUST VALUE	141,709
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	143,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1394/0533	9/09/2019	QC	U	I	11	100
GRANTOR: DAVID B PETTEY JR						
GRANTEE: DAVID B PETTEY JR &						
1379/0363	2/21/2019	WD	Q	I	01	89,000
GRANTOR: SUWANNEE VALLEY PROPE						
GRANTEE: DAVID B PETTEY JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W39 FST= W13 S7 E13 N7$S7 FEP= W13 S24 E13 N24$ S20 FOP= S4 E14 N4 W14$ E39 N27$.

LAND DESCRIPTION

TOTAL OB/XF 600

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	0		00	0.00	0.00	12,502.05	SF		1.00	1.00	1.00	1.25	1.25	15,628							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.29 Total Land Value: 15,628 Market: 0 Agricultural: 0 Common: 15,628 PRINTED 11/17/2026 BY SYS