LOT 4 BLOCK 3 HIGHLANDS S/D.

344-613, LE 807-2249, DC 879-242

LADUKE SAVANNAH/LADUKE DANIEL
930 NW LOWLAND TERR
LAKE CITY, FL 32055

2027

30-3S-17-05907-000

BUILDING CHARACTERISTICS

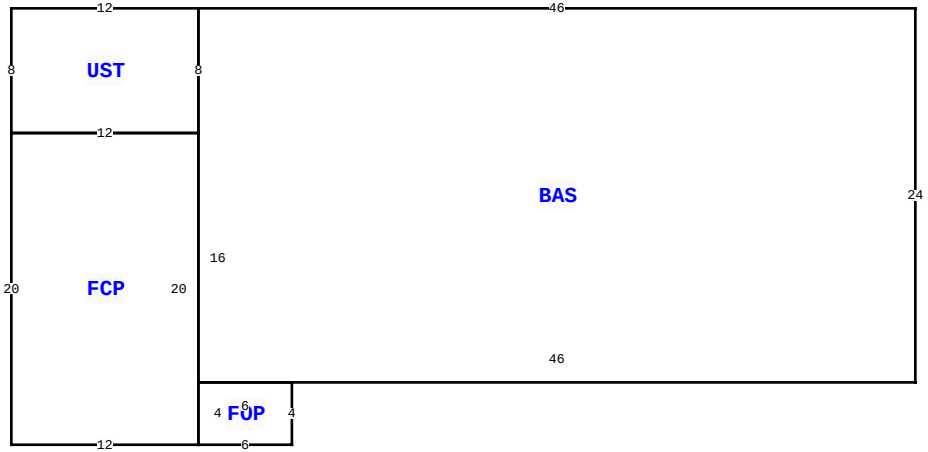
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	1,104	100		1,104	126,845
FCP	240	25		60	6,894
FOP	24	30		7	804
UST	96	45		43	4,941
TOTALS	1,464			1,214	139,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	130.5600	143.62	174,355	1966	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1104 HX Base Yr 2026



930 NW LOWLAND TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		139,484
TOTAL MARKET OB/XF VALUE		3,100
TOTAL LAND VALUE - MARKET		18,068
TOTAL MARKET VALUE		160,652
SOH/AGL Deduction		0
ASSESSED VALUE		160,652
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,241
TOTAL JUST VALUE		160,652
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046742	Roof Replacement	4,500	03/14/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/260	2/07/2025	WD	Q	I	01	230,000
GRANTOR: RIVERA ROBERTO						
GRANTEE: LADUKE SAVANNAH						
1501/829	10/20/2023	WD	Q	I	01	187,500
GRANTOR: TOWNSEND CUSTOM SERVI						
GRANTEE: RIVERA ROBERTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 UST= W12 S8 E12 N8$S8 FCP= W12 S20 E12 N20$ S16 FOP= S4 E6 N4 W6$ E46 N24$.

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	0	0	3	100	400	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 3,100

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	9,034.00	SF		1.00	1.00	1.00	2.00	2.00	18,068							

REVIEW DATE 04/28/2025 BY TP Total Acres: 0.21 Total Land Value: 18,068 Market: 0 Agricultural: 0 Common: 18,068 PRINTED 11/17/2026 BY SYS