LOT 5 BLOCK 3 HIGHLANDS S/D.

QC 1203-267, DC 1239-1644, DC 12

TREADWELL EDWARD M/TREADWELL KATHERINE E
944 NW LOWLAND TER
LAKE CITY, FL 32055

2027

30-3S-17-05908-000

BUILDING CHARACTERISTICS

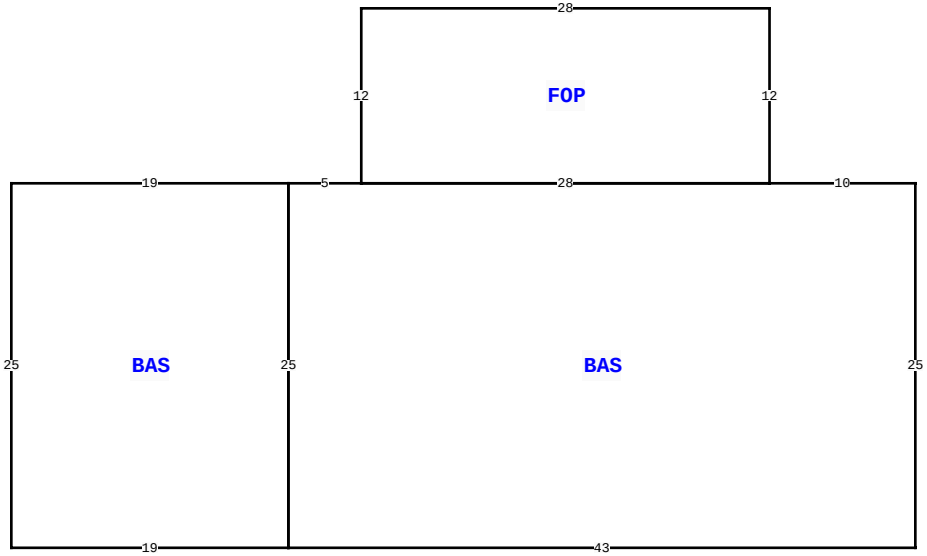
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	30317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	475	100		475	47,195
BAS	1,075	100		1,075	106,810
FOP	336	30		101	10,035
TOTALS	1,886			1,651	164,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,651	126.7728	139.45	230,232	1966	2000	0	0	0	28.75	71.25

1 SINGLE FAM 100% - 2027 Heated Area: 1550 HX Base Yr 2027



944 NW LOWLAND TER, 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		164,040
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		13,537
TOTAL MARKET VALUE		178,177
SOH/AGL Deduction		0
ASSESSED VALUE		178,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,766
TOTAL JUST VALUE		178,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1308	ADDN SFR	0	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1130	7/06/2026	WD	Q	I	01	151,000
GRANTOR: TREADWELL TERRY E & D						
GRANTEE: TREADWELL EDWARD M						
1466/557	5/05/2022	WD	Q	I	01	175,000
GRANTOR: HENRY CHRISTOPHER						
GRANTEE: TREADWELL TERRY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 BAS= W19 S25 E19 N25$ S25 E43 N25 W10 FOP= N12 W28 S12 E28$ W28$.

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	100		00	0.00	0.00	9,024.35	SF		1.00	1.00	1.00	1.50	1.50	13,537							

REVIEW DATE 08/05/2025 BY JB Total Acres: 0.21 Total Land Value: 13,537 Market: 0 Agricultural: 0 Common: 13,537 PRINTED 11/17/2026 BY SYS