LOT 6 BLOCK 3 HIGHLANDS S/D.

290-16, DC 1396-1032, WD 1399-20

ALVERSON DAVID/ALVERSON DANA
956 NW LOWLAND TER
LAKE CITY, FL 32055

2027

30-3S-17-05909-000

BUILDING CHARACTERISTICS

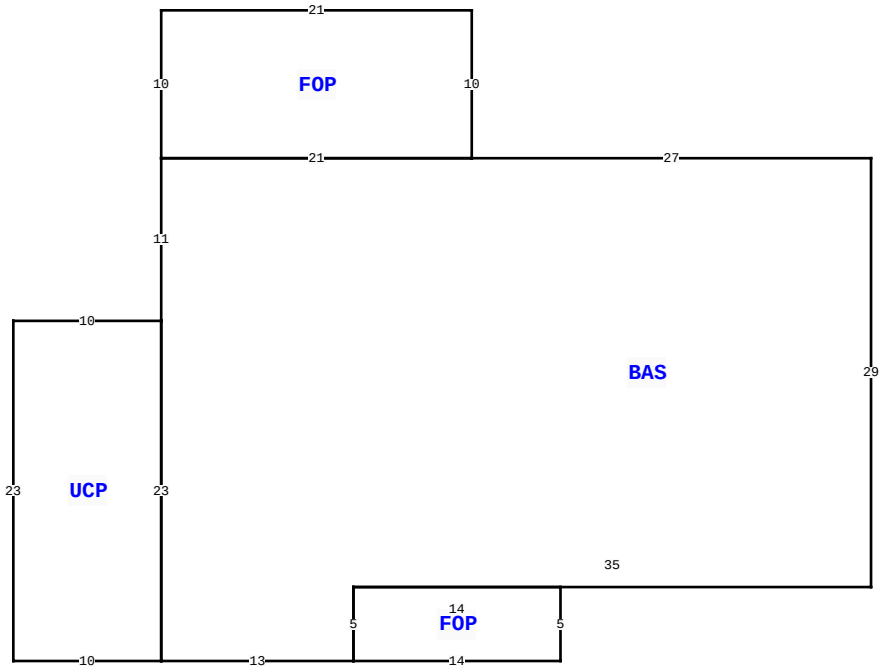
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,457	100		1,457	119,328
FOP	70	30		21	1,720
FOP	210	30		63	5,160
UCP	230	20		46	3,767
TOTALS	1,967			1,587	129,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,587	114.5430	126.00	199,962	1966	1966	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1457 HX Base Yr



956 NW LOWLAND TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
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	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	800	
2	0080	DECKING	0	0	17	20	340.00	UT	1.50	1.50	100	1993	1993	3	100	510	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	129,975
TOTAL MARKET OB/XF VALUE	1,760
TOTAL LAND VALUE - MARKET	13,522
TOTAL MARKET VALUE	145,257
SOH/AGL Deduction	0
ASSESSED VALUE	145,257
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,257
TOTAL JUST VALUE	145,257
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1241	7/14/2026	WD	U	I	11	100
GRANTOR: NICKODAM JEFFREY						
GRANTEE: ALVERSON DAVID						
1405/1793	2/14/2020	WD	U	I	11	100
GRANTOR: JEFFREY NICKODAM						
GRANTEE: JEFFREY NICKODAM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N10 W21 S10 E21$ W21 S11 UCP= W10 S23 E10N23$
S23 E13 FOP= E14 N5 W14 S5$ N5 E35 N29$.

LAND DESCRIPTION

TOTAL OB/XF 1,760

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	9,015.00	SF		1.00	1.00	1.00	1.50	1.50	13,522							

REVIEW DATE 11/03/2015 BY DF Total Acres: 0.21 Total Land Value: 13,522 Market: 0 Agricultural: 0 Common: 13,522 PRINTED 11/17/2026 BY SYS