LOT 7 BLOCK 3 HIGHLANDS S/D.

896-2575, WD 996-1981, WD 1010-2

BUCHANAN ADAM J/BUCHANAN PATRICIA BERNHART
976 NW LOWLAND TER
LAKE CITY, FL 32055

**2026**

**30-3S-17-05910-000**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

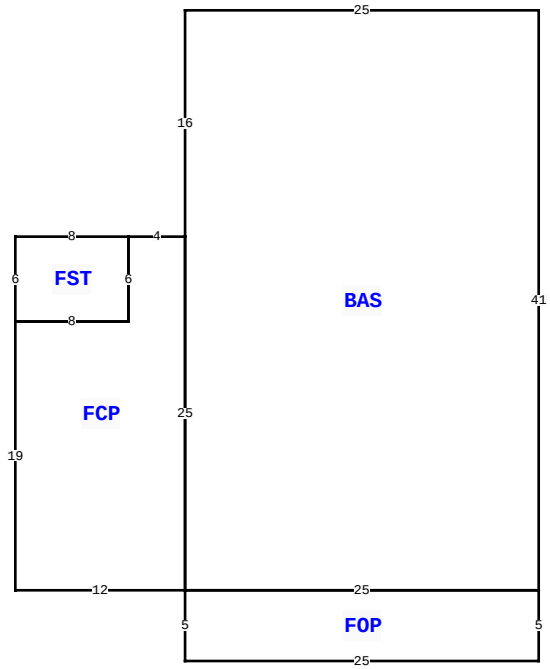
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 13 | LAM/VNLPLK 20 |
| Air Condition | 03 | CENTRAL 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 | 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 | 1,025 | 100 | | 1,025 | 132,483 |
| FCP | 252 | 25 | | 63 | 8,143 |
| FOP | 125 | 30 | | 38 | 4,911 |
| FST | 48 | 55 | | 26 | 3,361 |
| TOTALS | 1,450 | | | 1,152 | 148,898 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,152 | 146.0844 | 163.61 | 188,479 | 1967 | 2004 | 0 | 0 | 0 | 21.00 | 79.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022




976 NW LOWLAND TER, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 148,898 |
| TOTAL MARKET OB/XF VALUE | | 400 |
| TOTAL LAND VALUE - MARKET | | 14,923 |
| TOTAL MARKET VALUE | | 164,221 |
| SOH/AGL Deduction | | 21,079 |
| ASSESSED VALUE | | 143,142 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 91,731 |
| TOTAL JUST VALUE | | 164,221 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 162,525 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1453/1721 | 11/30/2021 | WD | Q | I | 01 | 160,000 |
| GRANTOR: DRACH MCKAYLAN | | | | | | |
| GRANTEE: BUCHANAN ADAM J | | | | | | |
| 1430/2376 | 2/18/2021 | WD | Q | I | 01 | 119,900 |
| GRANTOR: LYLE ANGELA | | | | | | |
| GRANTEE: DRACH MCKAYLAN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W25 S16 FCP= W4 FST= W8S6 E8 N6$ S6 W8 S19 E12 N25$S25
FOP= S5 E25 N5 W25$ E25 N41$.

## 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 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | 11,938.44 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 14,923 | | | | | | | |

REVIEW DATE 12/15/2021 BY CP Total Acres: 0.27 Total Land Value: 14,923 Market: 0 Agricultural: 0 Common: 14,923 PRINTED 06/08/2026 BY SYS