LOT 5 BLOCK 4 HIGHLANDS S/D.

392-1, DC 1370-922, PB 1386-2155

SANSOUCI ROBERT J III/SANSOUCI STEPHANIE N
928 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2027

31-3S-17-05915-000

BUILDING CHARACTERISTICS

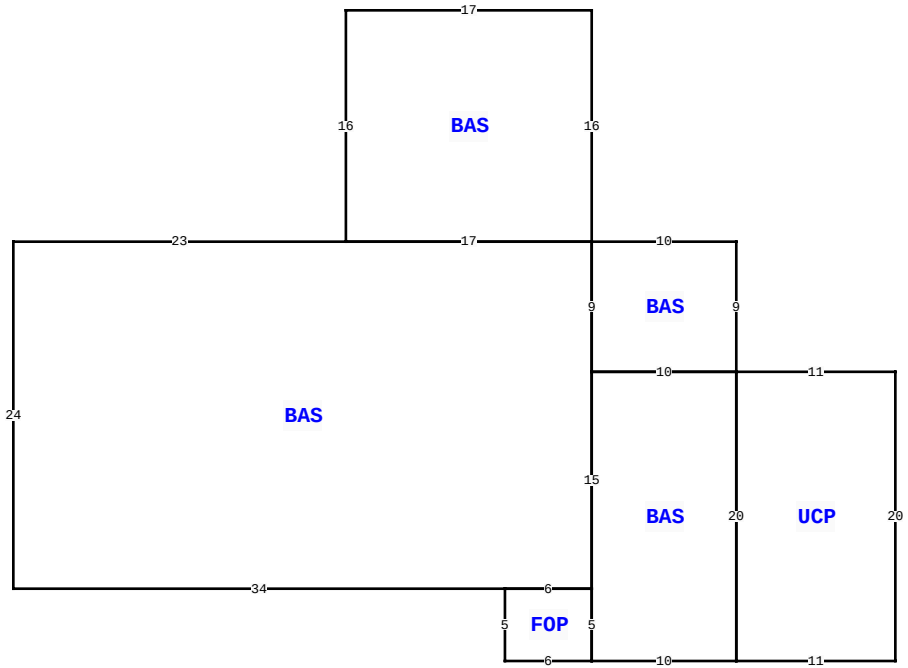
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	90	100		90	10,009
BAS	200	100		200	22,243
BAS	272	100		272	30,250
BAS	960	100		960	106,767
FOP	30	30		9	1,001
UCP	220	20		44	4,894
TOTALS	1,772			1,575	175,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	124.4400	136.88	215,586	1964	2010	0	0	0	18.75	81.25

1 SINGLE FAM 100% - 2024 Heated Area: 1522 HX Base Yr 2024



928 NW HIGHLANDS LOOP, 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	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,164
TOTAL MARKET OB/XF VALUE		1,850
TOTAL LAND VALUE - MARKET		29,024
TOTAL MARKET VALUE		206,038
SOH/AGL Deduction		628
ASSESSED VALUE		205,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		153,999
TOTAL JUST VALUE		206,038
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/573	10/16/2023	WD	Q	I	01	242,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: SANSOUCI ROBERT J I						
1487/943	3/29/2023	WD	Q	I	01	73,500
GRANTOR: SANSOUCI VANESSA						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S24 E34 E6 N15 N9 W17 $
BAS=[ORIG=17,0] N16 W17 S16 E17 $
UCP=[ORIG=27,29] E11 N20 W11 S20 $
BAS=[ORIG=17,24] S5 E10 N20 W10 S15 $
BAS=[ORIG=17,9] E10 N9 W10 S9 $
FOP=[ORIG=11,24] S5 E6 N5 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,850

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		*RSF-2	0.00	0.00	14,512.00	SF		1.00	1.00	1.00	2.00	2.00	29,024							

REVIEW DATE 10/31/2023 BY TP Total Acres: 0.33 Total Land Value: 29,024 Market: 0 Agricultural: 0 Common: 29,024 PRINTED 11/17/2026 BY SYS