LOT 6 BLOCK 4 HIGHLANDS S/D.

297-586, 307-487, POA 1091-2610,

KELLY DEANDRA
269 SW THOMAS TER
LAKE CITY, FL 32024

2027

31-3S-17-05916-000

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 50
Interior Floo	14	CARPET 50
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

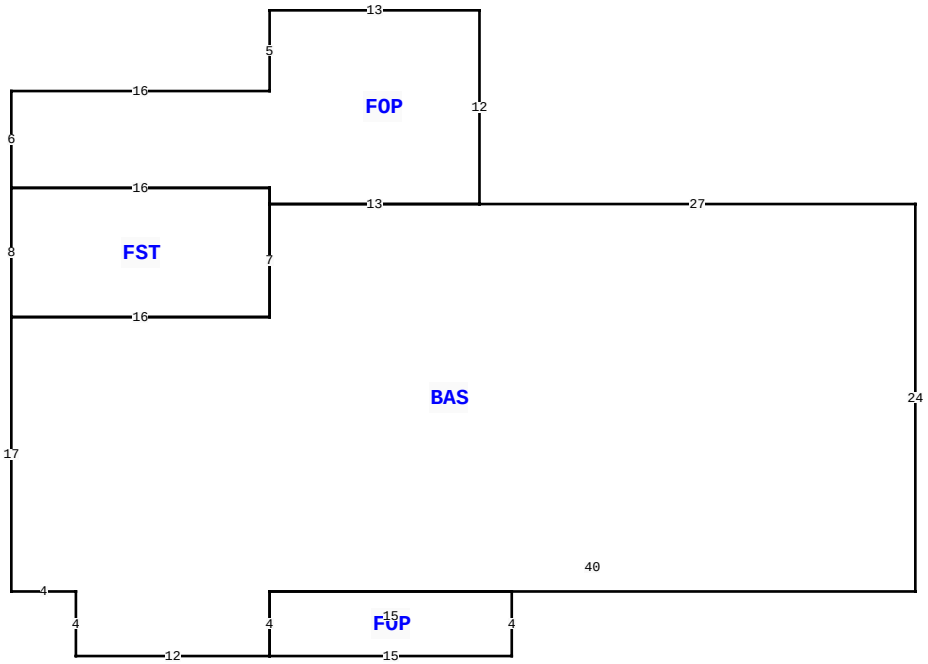
NEIGHBORHOOD/LOC 30317.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	135,629
FOP	60	30		18	1,907
FOP	252	30		76	8,053
FST	128	55		70	7,418
TOTALS	1,720			1,444	153,006

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,444	128.4400	141.28	204,008	1963	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1280 HX Base Yr



906 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	0	0	0	1.00	UT	1,000.00	1,000.00	60	0	0	3	60	600	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	9	9	81.00	UT	12.00	12.00	50	1993	1993	3	50	486	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	150	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	153,006
TOTAL MARKET OB/XF VALUE	2,586
TOTAL LAND VALUE - MARKET	14,774
TOTAL MARKET VALUE	170,366
SOH/AGL Deduction	0
ASSESSED VALUE	170,366
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,366
TOTAL JUST VALUE	170,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	173,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047207	Electrical Servic	0	05/11/2023
000047165	Roof Replacement	7,500	05/09/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1214	5/30/2024	WD	Q	I	01	220,000
GRANTOR: CHANNELL DAVID M						
GRANTEE: KELLY DEANDRA						
1487/2162	4/03/2023	WD	Q	I	01	140,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: CHANNELL DAVID M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 FOP= N12 W13 S5 W16S6 E16 S1 E13$ W13 FST= N1 W16 S8 E16 N7$ S7 W16 S17 E4 S4 E12 FOP= E15 N4 W15 S4$ N4E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,586

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		*RSF-2	0.00	0.00	9,849.37	SF		1.00	1.00	1.00	1.50	1.50	14,774							

REVIEW DATE 09/13/2024 BY TP Total Acres: 0.23 Total Land Value: 14,774 Market: 0 Agricultural: 0 Common: 14,774 PRINTED 11/17/2026 BY SYS