LOT 3 BLOCK 5 HIGHLANDS S/D.

459-347, WD 931-1071,

BROSHAR MICHAEL W
993 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2027

31-3S-17-05923-000

BUILDING CHARACTERISTICS

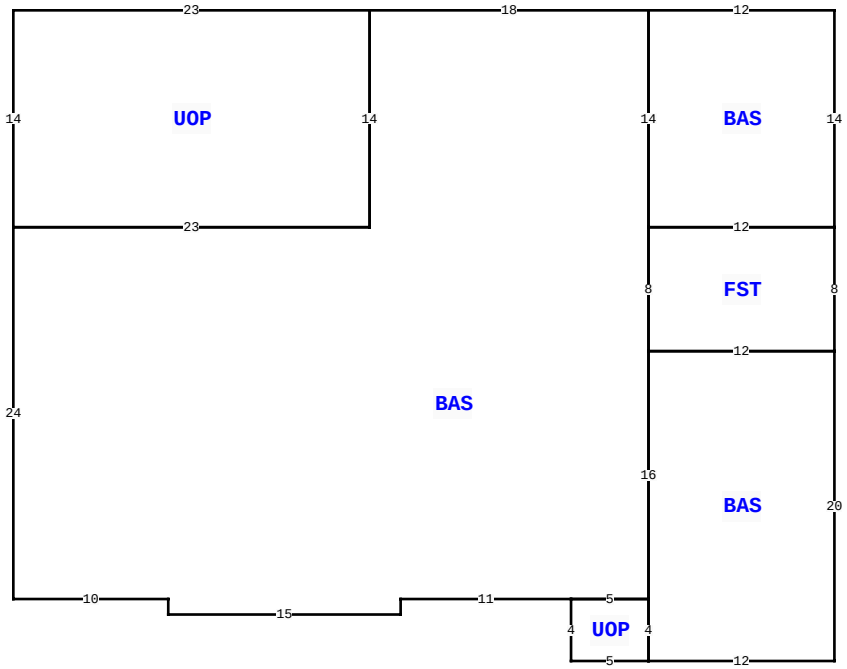
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
Frame	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	168	100		168	13,033
BAS	240	100		240	18,619
BAS	1,251	100		1,251	97,050
FST	96	55		53	4,112
UOP	20	20		4	310
UOP	322	20		64	4,965
TOTALS	2,097			1,780	138,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	108.5000	119.35	212,443	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1659 HX Base Yr 2022



993 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	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	100	1993	1993	3	100	1,200	
4	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		138,088
TOTAL MARKET OB/XF VALUE		2,200
TOTAL LAND VALUE - MARKET		15,185
TOTAL MARKET VALUE		155,473
SOH/AGL Deduction		21,499
ASSESSED VALUE		133,974
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,563
TOTAL JUST VALUE		155,473
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/1071	7/20/2001	WD	Q	I	03	100

GRANTOR: DIANE BROSHAR

GRANTEE: MICHAEL BROSHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 UOP= W23 S14 E23 N14$ S14 W23 S24 E10 S1 E15 N1E11 UOP= S4 E5 N4 W5$ E5 BAS= S4 E12 N20 W12 S16$ N16 FST= E12 N8 W12 S8$ N8 BAS= E12 N14 W12 S14$ N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,200

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	10,123.30	SF		1.00	1.00	1.00	1.50	1.50	15,185							

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.23 Total Land Value: 15,185 Market: 0 Agricultural: 0 Common: 15,185 PRINTED 11/17/2026 BY SYS