LOT 3 BLOCK 5 HIGHLANDS S/D.

459-347, WD 931-1071,

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

**2026**

**31-3S-17-05923-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

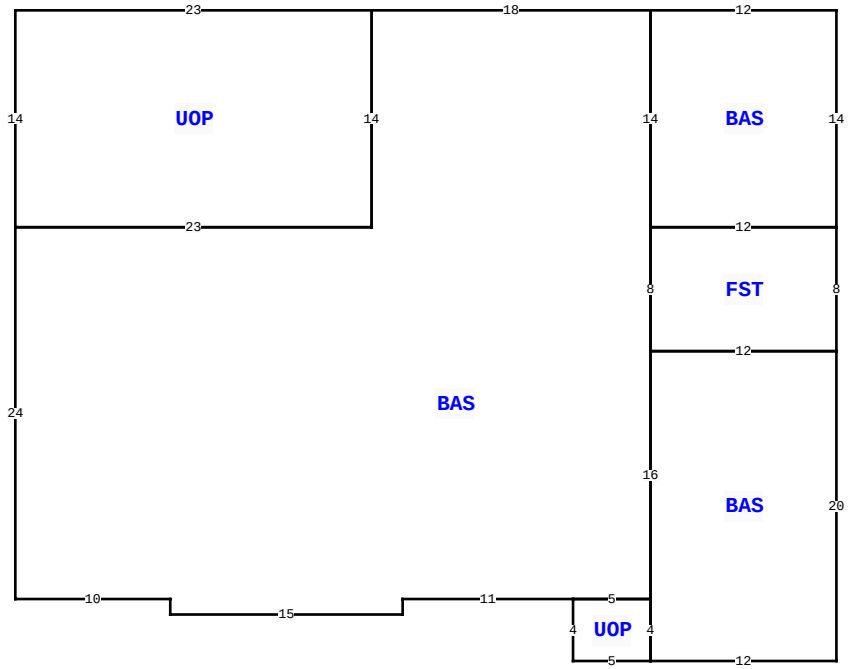
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 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 | 13,507 |
| BAS | 240 | 100 | | 240 | 19,296 |
| BAS | 1,251 | 100 | | 1,251 | 100,578 |
| FST | 96 | 55 | | 53 | 4,261 |
| UOP | 20 | 20 | | 4 | 322 |
| UOP | 322 | 20 | | 64 | 5,145 |
| TOTALS | 2,097 | | | 1,780 | 143,109 |

## 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 | 123.69 | 220,168 | 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 | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 143,109 |
| TOTAL MARKET OB/XF VALUE | | 2,200 |
| TOTAL LAND VALUE - MARKET | | 9,617 |
| TOTAL MARKET VALUE | | 154,926 |
| SOH/AGL Deduction | | 24,854 |
| ASSESSED VALUE | | 130,072 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 78,661 |
| TOTAL JUST VALUE | | 154,926 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 152,416 |

| 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$.

## 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 | |

## 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 | 0.95 | 0.95 | 9,617 | | | | | | | |

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.23 Total Land Value: 9,617 Market: 0 Agricultural: 0 Common: 9,617 PRINTED 05/08/2026 BY SYS