

LOT 4 BLOCK 5 HIGHLANDS S/D.
553-631, 639-789, 756-1390, WD 1

THOMAS NAKITA L
887 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2026

31-3S-17-05924-000
[Barcode]

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 50
Interior Floor	15 HARDTILE 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								

Heated Area:	1469	HX Base Yr	2023
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE	180,306	
TOTAL MARKET OB/XF VALUE	2,340	
TOTAL LAND VALUE - MARKET	10,080	
TOTAL MARKET VALUE	192,726	
SOH/AGL Deduction	6,848	
ASSESSED VALUE	185,878	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	134,467	
TOTAL JUST VALUE	192,726	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	192,095	

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	96	100		96	11,594
BAS	144	100		144	17,391
BAS	1,229	100		1,229	148,424
PTO	204	5		10	1,208
UOP	68	20		14	1,691
TOTALS	1,741			1,493	180,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/1920	2/16/2022	WD	Q	I	01	182,200
GRANTOR: SEC LLC						
GRANTEE: THOMAS NAKITA L						
1449/1617	10/07/2021	WD	Q	I	03	100,000
GRANTOR: GRIFFIN VICKIE MANSFI						
GRANTEE: SEC LLC						

983 NW HIGHLANDS LOOP, LAKE CITY

EXTRA FEATURES																
L N	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	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	10	16	UT	7.50	7.50	100	1993	1993	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	100	6	8	UT	5.00	5.00	100	1993	1993	3	100	240	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W5 W36 S25 E36 E17 N17 W12 N8 \$	
PTO=[ORIG=0,0] E12 N12 W17 S12 E5 \$	
BAS=[ORIG=-5,0] N12 W12 S12 E12 \$	
BAS=[ORIG=12,8] N8 W12 S8 E12 \$	
UOP=[ORIG=-5,25] S4 E17 N4 W17 \$	

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	10,610.74	SF		1.00	1.00	1.00	0.95	0.95	10,080							