LOT 14 BLOCK 5 HIGHLANDS S/D.
682-645, 759-756, 810-1900, CT 1

GREGORY MITCHELL EUGENE JR
857 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2027

31-3S-17-05934-000

BUILDING CHARACTERISTICS

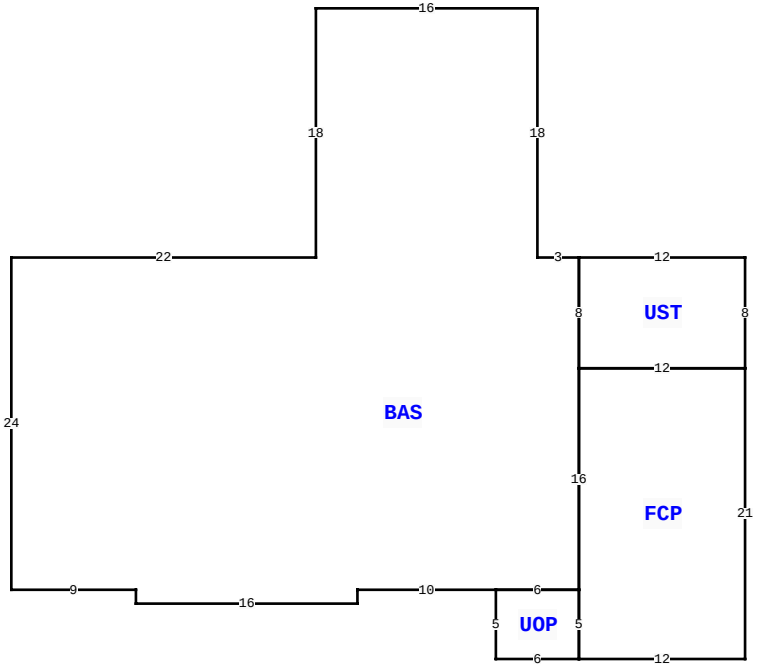
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	1,288	100		1,288	110,527
FCP	252	25		63	5,406
UOP	30	20		6	515
UST	96	45		43	3,690
TOTALS	1,666			1,400	120,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	120.0160	132.02	184,828	1964	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1288 HX Base Yr 2022



857 NW HIGHLANDS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	250	
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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,138
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		15,014
TOTAL MARKET VALUE		137,052
SOH/AGL Deduction		15,177
ASSESSED VALUE		121,875
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,464
TOTAL JUST VALUE		137,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1434/667	3/31/2021	WD	Q	I	01	115,000
GRANTOR: PELKEY STEWART						
GRANTEE: GREGORY MITCHELL EU						
1336/2595	5/11/2017	WD	Q	I	01	96,300
GRANTOR: BRUCE W & MARY N ROBI						
GRANTEE: STEWART PELKEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S18 W22 S24 E9 S1 E16 N1 E10 UOP= S5 E6 N5 W6 $ E6
FCP= S5 E12 N21 W12 S16$ N16 UST= E12 N8 W12 S8 $N8 W3N18$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	10,009.00	SF		1.00	1.00	1.00	1.50	1.50	15,014							

REVIEW DATE 08/12/2016 BY DF Total Acres: 0.23 Total Land Value: 15,014 Market: 0 Agricultural: 0 Common: 15,014 PRINTED 11/17/2026 BY SYS