

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

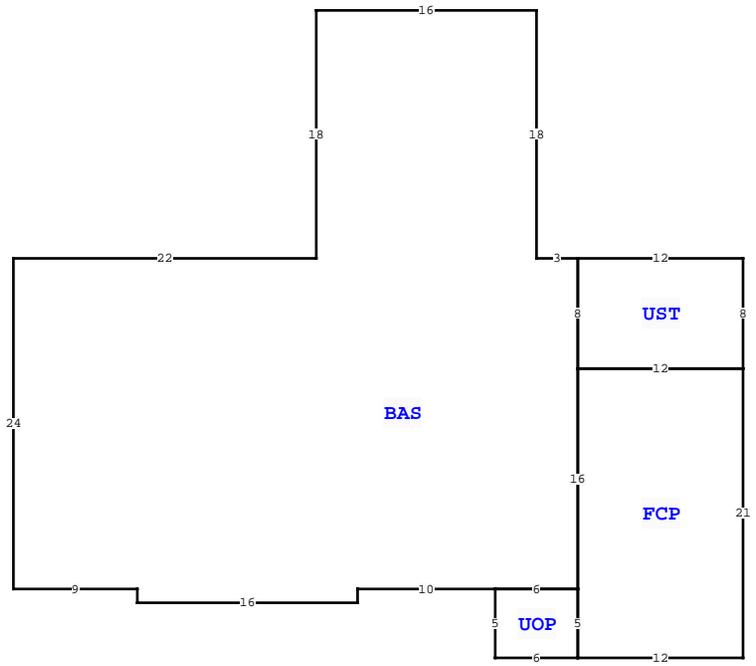
GREGORY MITCHELL EUGENE JR
857 NW HIGHLANDS LOOP
LAKE CITY, FL 32055

2026

31-3S-17-05934-000
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	60
Interior Floor	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 Units	05	CONV	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
BAS	1,288	100	
FCP	252	25	
UOP	30	20	
UST	96	45	
TOTALS	1,666		

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	136.82	191,548	1964	1995	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 1288 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		124,506
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		9,509
TOTAL MARKET VALUE		135,915
SOH/AGL Deduction		17,590
ASSESSED VALUE		118,325
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		66,914
TOTAL JUST VALUE		135,915
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		133,731

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						

EXTRA FEATURES		857 NW HIGHLANDS LOOP, LAKE CITY														
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	100	1993	1993	3	100	400	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	

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

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												
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	10,009.00	SF		1.00	1.00	1.00	0.95	0.95	9,509							