

COMM SW COR OF NW1/4 OF NE1/4, R
N 408.79 FT FOR POB, RUN W 186.2
TO S R/W WATSON RD, E 186.24 FT,

NORRIS MICHAEL D/NORRIS LORNA
554 NW WEIGHTTY GLN
LAKE CITY, FL 32055

2026

32-2S-16-01812-002
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	06	VINYL ASB	100
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	100
Frame	01	NONE	100
Stories	1.	1.	100
Architactual	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	03
NEIGHBORHOOD/LOC	32216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,289	100	
FOP	80	30	
UST	55	45	
TOTALS	1,424		

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%	- 0	116.48	155,850	1973	1973	0	0	35.00	65.00

Heated Area: 1289 HX Base Yr

554 NW WEIGHTTY GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			101,302
TOTAL MARKET OB/XF VALUE			680
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			113,982
SOH/AGL Deduction			54,121
ASSESSED VALUE			59,861
TOTAL EXEMPTION VALUE	HX HB		34,861
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			113,982
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			111,482

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W45 S24 E25 FOP= S4 E20N4 W20\$ E20 E11 N19 UST= N5 W11 S5 E11\$ W11 N5\$.	

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	0296	SHED METAL	0	100	6	10	1.00	UT	0.00	100	0	0	3	100	200	
2	0166	CONC, PAVMT	0	100	10	12	120.00	UT	1.50	100	1993	1993	3	100	180	
3	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	2005	2005	3	100	300	
TOTAL OB/XF															680	

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	DPHT 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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							