LOTS 1 & 2 BLOCK 5 HIGHLAND ESTA
SE COR OF LOT 3 BLOCK 5 HIGHLAND
80 DEG W 2.18 FT, N 12 DEG E 33.

HORTON SHILOW VANESE/FREEMAN ANGEL VIRGINIA ANN
299 SW TAMARACK LP
LAKE CITY, FL 32024

2027

33-3S-17-06525-000

BUILDING CHARACTERISTICS

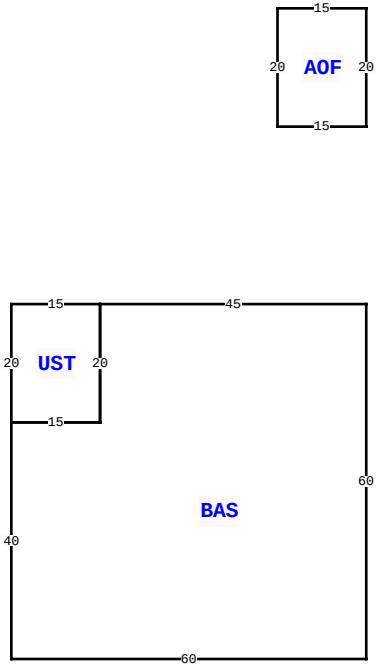
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		2 100
Frame	05	STEEL 100
Story Height		14 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	2700	VEH SALE/REPAIR
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	300	150		450	8,260
BAS	3,300	100		3,300	60,568
UST	300	50		150	2,753
TOTALS	3,900			3,900	71,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8700	06	3,900	80.4960	30.59	119,301	1982	1982	0	0	0	40.00	60.00

1 PREF M B A 0% - 2026 Heated Area: 3600 HX Base Yr



1728 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0260	PAVEMENT-A	0	0	50	140	1.00	UT	3,150.00	3,150.00	50	0	0	3	50	1,575	
2	0166	CONC,PAVMT	0	0	15	60	1.00	UT	0.00	0.00	100	1993	1993	3	100	877	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	71,581
TOTAL MARKET OB/XF VALUE	2,752
TOTAL LAND VALUE - MARKET	38,910
TOTAL MARKET VALUE	113,243
SOH/AGL Deduction	0
ASSESSED VALUE	113,243
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	113,243
TOTAL JUST VALUE	113,243
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,243

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/49	3/20/2026	WD	U	I	11	100
GRANTOR: HORTON KAREN L						
GRANTEE: HORTON SHILOW VANES						
1543/1573	6/11/2025	WD	U	I	11	100
GRANTOR: HORTON KAREN LEE						
GRANTEE: HORTON SHILOW VANES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UST= W15 S20 E15 N20$ S20 W15 S40 E60 N60$ PTR= N30
AOF= N20 W15 S20 E15$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,752

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	2700	C	AUTO SALES	0		CI	135.00	115.00	15,564.00	SF		1.00	1.00	1.00	2.50	2.50	38,910							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.36 Total Land Value: 38,910 Market: 0 Agricultural: 0 Common: 38,910 PRINTED 11/17/2026 BY SYS