BEG NE COR OF W1/2 OF SE1/4,
RUN S 328.23 FT, W 1327.43 FT
TO E R/W OF A CO GRD RD, N

LAMNECK NATALIE J/LAMNECK PATRICIA B
1708 SW OLD LAKE CITY TER
HIGH SPRINGS, FL 32643

2027

33-6S-17-09834-112

BUILDING CHARACTERISTICS

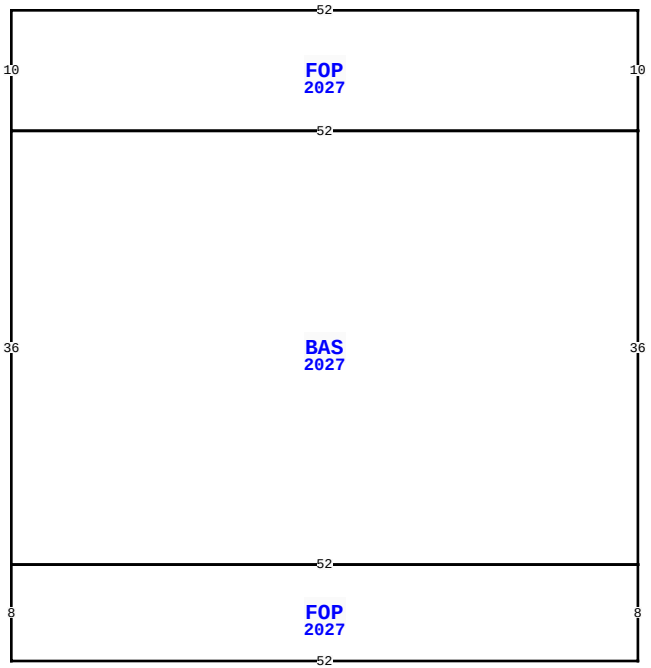
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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 02
NEIGHBORHOOD/LOC	33617.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	2027	1,872	221,720
FOP	416	30	2027	125	14,805
FOP	520	30	2027	156	18,477
TOTALS	2,808			2,153	255,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	107.6700	118.44	255,001	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 0% - 2027 Heated Area: 1872 HX Base Yr



929 SW OLD LAKE CITY TER, HIGH SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0280	POOL R/CON	0	0	0	0	703.00	UT	70.00	70.00	100	2027	2026		98	48,226	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	255,001
TOTAL MARKET OB/XF VALUE	48,226
TOTAL LAND VALUE - MARKET	83,490
TOTAL MARKET VALUE	386,717
SOH/AGL Deduction	22,981
ASSESSED VALUE	363,736
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	363,736
TOTAL JUST VALUE	386,717
NCON VALUE	303,227
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,490

LAND:2:1: JOINS OTHER FAMILY PROPERTY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054449	Swimming Pool and	60,000	11/11/2025
000052521	New Residential C	425,000	03/06/2025
000052434	Right-of-Way Acce		02/26/2025
000049059	Electrical Servic	0	01/20/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1243/0606	10/09/2012	WD	Q	V	01	36,000
GRANTOR: MICHAEL F CANCIGLIA						
GRANTEE: NATALIE J & PATRICI						
0912/0779	9/25/2000	WD	Q	V		30,000
GRANTOR: J QUINTON & ANN RUMPH						
GRANTEE: M CANCIGLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=12,9] E52 S36 W52 N36 $
FOP=[YR=2027;ORIG=12,-1] E52 S10 W52 N10 $
FOP=[YR=2027;ORIG=12,45] E52 S8 W52 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 48,226

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	0		A-1	0.00	0.00	10.12	AC		1.00	1.00	0.75	11,000.00	8,250.00	83,490							

REVIEW DATE 09/24/2026 BY HC Total Acres: 10.12 Total Land Value: 83,490 Market: 0 Agricultural: 0 Common: 83,490 PRINTED 11/17/2026 BY SYS