E 588 FT OF SE1/4 OF SW1/4.

443-658, 457-158, PB 915-484 THR

WHITCHARD LORRAINE L/BILLINGSLEY WILLIAM D
1994 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

35-2S-15-00113-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	9901	AC/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	35215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1992 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	07/13/2022 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,600
TOTAL LAND VALUE - MARKET	134,850
TOTAL MARKET VALUE	25,656
SOH/AGL Deduction	0
ASSESSED VALUE	25,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,656
TOTAL JUST VALUE	145,450
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17695	M H	125	11/30/2000
8045	M H	125	02/07/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0943/0304	4/17/2001	QC	Q	I	01	100
GRANTOR: DONNA ELLEN BILLINGSL						
GRANTEE: L WITCHARD, WM BILL						
0943/0302	4/17/2001	QC	Q	I	01	100
GRANTOR: DONNA ELLEN BILLINGSL						
GRANTEE: L WITCHARD, WM BILL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1973	1973	3	100	600	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 10,600

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	9901	C	AC/XFOB	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	5500	A	TIMBER 2	0			0.00	0.00	16.98	AC		1.00	1.00	1.00	445.00	445.00	7,556							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.98	AC		1.00	1.00	1.00	7,500.00	7,500.00	127,350							

REVIEW DATE 12/30/2022 BY JD Total Acres: 17.98 Total Land Value: 15,056 Market: 127,350 Agricultural: 7,556 Common: 7,500 PRINTED 05/12/2026 BY SYS