

LOT 14 FAIRFIELD WOODS S/D.
938-2657, WD 1294-344, WD 1430-1

TOPPA WILLIAM D/TOPPA CHERYL A
673 NW LONA LP
LAKE CITY, FL 32055-7057

2025

29-3S-16-02391-014



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality		05 05			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		29316.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	110	100		110	14,114
BAS	1,493	100		1,493	191,567
FGR	294	55		162	20,786
FOP	25	30		8	1,026
FOP	240	30		72	9,238
FST	112	55		62	7,955
UOP	192	20		38	4,876
TOTALS	2,466			1,945	249,563

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	
4	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	
5	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-3	0.00	0.00	1.40	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,945	125.8884	141.00	274,245	1985	2015	0	0	0	9.00	01.00	
1 SINGLE FAM - 100% - 2022 Heated Area: 1603 HX Base Yr 2022													
673 NW LONA LOOP, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		249,563			
TOTAL MARKET OB/XF VALUE		12,000			
TOTAL LAND VALUE - MARKET		28,000			
TOTAL MARKET VALUE		289,563			
SOH/AGL Deduction		37,346			
ASSESSED VALUE		252,217			
TOTAL EXEMPTION VALUE		HX HB VP			
BASE TAXABLE VALUE		141,047			
TOTAL JUST VALUE		289,563			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		276,523			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1430/134	2/08/2021	WD	Q	I	01	265,000	
GRANTOR: ALDOUS ROGER B & JOYC							
GRANTEE: TOPPA WILLIAM D							
1294/0344	4/30/2015	WD	Q	I	01	165,000	
GRANTOR: DAVID LEE JR & THERES							
GRANTEE: ROGER B & JOYCE L A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W22 S4 FOP= W20 S12 E20 N12\$ S12 W20 UOP= N12 W16 S12 E16\$ W2 FST= W14 S8 E14 N8\$ S8 FGR= W14 S21 E14 N21\$ S16 BAS= S5 E22 N5 W22 \$ E22 FOP= S5 E5 N5 W5\$ E5 S5 E17 N45\$.											