

497-547, 706-13, 819-29, 30, WD 9

2460 LAKE DR
COCA, FL 32926

2026

00-00-00-00786-000



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 100

08 IRREGULAR 100

14 PREFIN MT 100

05 DRYWALL 100

09 PINE WOOD 70

13 LAM/VNLPLK 30

03 CENTRAL 100

03 FORCED AIR 100

2 100
1 100

01 NONE 100

1. 1. 100
05 CONV 100
0 100

04 04 100
01 01 100

05 05

0100 SINGLE FAMILY

MKT AREA02

100000.10 1.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS62810062885,189

UOP17620354,748

TOTALS80466389,937

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS

010001663138.4240

EFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

155.03102,7851971201500012.5087.50

1 SINGLE FAM 0% - 2022

Heated Area: 628

HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/30/2024MLU

EXTRA FEATURES

276 SW DINGO WAY, FORT WHITE

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10294SHED WOOD/00001.00UT0.000.001002015201531002,200

LAND DESCRIPTION

TOTAL OB/XF2,200

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRCONSRSV

10100CSFR00000001.00LT1.001.001.0018,000.0018,000.0018,000

REVIEW DATE11/19/2021BYCPTotal Acres: 0.94Total Land Value: 18,000Market: 0Agricultural: 0Common: 18,000PRINTED 11/21/2025 BY SYS

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE89,937

TOTAL MARKET OB/XF VALUE2,200

TOTAL LAND VALUE - MARKET18,000

TOTAL MARKET VALUE110,137

SOH/AGL Deduction0

ASSESSED VALUE110,137

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE110,137

TOTAL JUST VALUE110,137

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE111,422

SALE:2:1: NEEDS CHECKING

SALE:1:1: LOT 51 UNIT 10 THREE RIVERS ESTATES

PERMIT NUMDESCRIPTIONAMTISSUED

000046271Remodel38,40001/13/2023

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1486/21052/17/2023QC U I I11100

GRANTOR : DUNSCOMBE SAMANTHA J

GRANTEE : DUNSCOMBE SAMANTHA

1445/22698/25/2021WD Q I I01121,000

GRANTOR : FALGIANI MICHAEL

GRANTEE : DUNSCOMBE SAMANTHA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UOP= N11 W16 S11 E16\$ W17 S16 E20 S6 E14 N22\$.