

NW DIV: LOT 2 BLOCK 6 ALLINE
THOMPSON S/D.

MULLINS SHIRLEY ANN ANDERSON
1010 NW DYSON TER
LAKE CITY, FL 32055

2026

00-00-00-11690-002



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																																																																															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																																																
Exterior Wall	19	COMMON BRK 90	0100	01	2,298	103.4020	115.81	266,131	1981	1981	10	0	0	35.00	55.00	VALUATION BY STANDARD																																																																															
Exterior Wall	05	AVERAGE 10	1 SINGLE FAM 100% - 0													Heated Area: 2132 HX Base Yr																																																																															
Roof Structure		N/A 100														Tax Group: 1 Tax Dist:																																																																															
Roof Cover	03	COMP SHNGL 100														BUILDING MARKET VALUE 146,372																																																																															
Interior Wall	05	DRYWALL 100														TOTAL MARKET OB/XF VALUE 2,600																																																																															
Interior Floor	06	VINYL ASB 90														TOTAL LAND VALUE - MARKET 3,800																																																																															
Interior Floor	14	CARPET 10														TOTAL MARKET VALUE 152,772																																																																															
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 47,134																																																																															
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 105,638																																																																															
Bedrooms	3	100														TOTAL EXEMPTION VALUE HX HB 50,722																																																																															
Bathrooms	3	100														BASE TAXABLE VALUE 54,916																																																																															
Frame	01	NONE 100														TOTAL JUST VALUE 152,772																																																																															
Stories	1.	1. 100	NCON VALUE 0																																																																																												
Architectural	05	CONV 100	INCOME VALUE																																																																																												
Units	0	100	PREVIOUS YEAR MKT VALUE 152,772																																																																																												
Condition Adj	03	03 100	<table><thead><tr><th colspan="10">SALES DATA</th></tr><tr><th>OFF RECORD Number</th><th>DATE</th><th>TYPE INST</th><th>Q / U</th><th>V / I</th><th>RSN CD</th><th>SALE PRICE</th></tr></thead><tbody><tr><td>0541/0066</td><td>5/01/1984</td><td>QC</td><td>Q</td><td>I</td><td></td><td>31,000</td></tr><tr><td colspan="7">GRANTOR:</td></tr><tr><td colspan="7">GRANTEE:</td></tr><tr><td>0472/0543</td><td>7/01/1981</td><td>WD</td><td>Q</td><td>I</td><td></td><td>31,000</td></tr><tr><td colspan="7">GRANTOR:</td></tr><tr><td colspan="7">GRANTEE:</td></tr><tr><td colspan="7">BUILDING NOTES</td></tr><tr><td colspan="7">BUILDING DIMENSIONS</td></tr><tr><td colspan="7">BAS= W25 N20 E4 N25 W21 S70 E27 N2 E15 S2 E13 USP= E3 S21E11 N26 W7 N6 W7 S11\$ N19 UST= N11 W5 S5 W8 S6 E13\$ W13N6\$.</td></tr></tbody></table>													SALES DATA										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	0541/0066	5/01/1984	QC	Q	I		31,000	GRANTOR:							GRANTEE:							0472/0543	7/01/1981	WD	Q	I		31,000	GRANTOR:							GRANTEE:							BUILDING NOTES							BUILDING DIMENSIONS							BAS= W25 N20 E4 N25 W21 S70 E27 N2 E15 S2 E13 USP= E3 S21E11 N26 W7 N6 W7 S11\$ N19 UST= N11 W5 S5 W8 S6 E13\$ W13N6\$.						
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Kitchen Adjus	01	01 100	TOTALS 2,578 2,298 146,372																																																																																												
Quality	05	05	1010 NW DYSON TER, LAKE CITY																																																																																												
DOR CODE	0100 SINGLE FAMILY		BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE																																																																																												
MAP NUM	820317.00 1.00/		EXTRA FEATURES																																																																																												
NEIGHBORHOOD/LOC	820317.00 1.00/		L N 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																																																																																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																																										
BAS	2,132	100		2,132	135,799																																																																																										
USP	343	35		120	7,643																																																																																										
UST	103	45		46	2,930																																																																																										
LAND DESCRIPTION															TOTAL OB/XF 2,600																																																																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100		00	70.00	112.00	1.00	LT		1.00	1.00	1.00	3,800.00	3,800.00	3,800																																																																														
REVIEW DATE 11/12/2015 BY DF Total Acres: 0.18 Total Land Value: 3,800 Market: 0 Agricultural: 0 Common: 3,800 PRINTED 11/19/2025 BY SYS																																																																																															