LOT 26 SOUTHWOOD MEADOWS S/D.
741-1667, 804-357, 805-179, 805-

DUPREE DEREK RYAN/DUPREE ANGELA MERCEDES FRANCIS
128 SW AINSLEY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

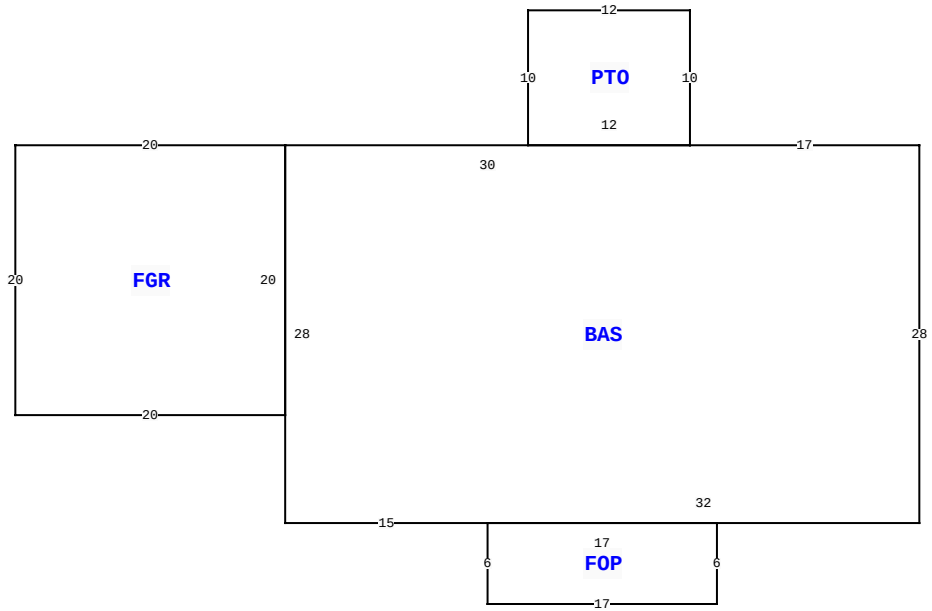
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,316	100		1,316	163,623
FGR	400	55		220	27,354
FOP	102	30		31	3,855
PTO	120	5		6	746
TOTALS	1,938			1,573	195,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	121.9920	136.63	214,919	1991	2016	0	0	0	9.00	91.00

1 SINGLE FAM 100% - 2018 Heated Area: 1316 HX Base Yr 2018



128 SW AINSLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,576
TOTAL MARKET OB/XF VALUE		9,226
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		234,802
SOH/AGL Deduction		77,849
ASSESSED VALUE		156,953
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		106,231
TOTAL JUST VALUE		234,802
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,951

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1349/1396	11/08/2017	WD	Q	I	01	164,000
GRANTOR: DANIEL & CALISTA GOOS						
GRANTEE: DEREK RYAN & ANGELA						
1338/0922	5/11/2017	WD	U	I	30	93,500
GRANTOR: AINSLEY GLEN LLC						
GRANTEE: DANIEL & CALISTA GO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 PTO= N10 W12 S10 E12$ W30 FGR= W20 S20 E20 N20$ S28 E15 FOP= S6 E17 N6 W17$E32 N28$.

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	0169	FENCE/WOOD	0	100	0	0	210.00	UT	7.50	7.50	80	1994	1994	3	80	1,260	
2	0294	SHED WOOD/	0	100	14	14	196.00	UT	7.50	7.50	100	1994	1994	3	100	1,470	
3	0166	CONC,PAVMT	0	100	0	0	2,810.00	UT	2.00	2.00	80	1994	1994	3	80	4,496	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 9,226

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 08/29/2019 BY KR Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS